



**CAPITAL  
AGRICULTURAL  
PROPERTY  
SERVICES**

# *McNeil Lake Farm*

## *427± acres*

### *Quitman County, MS*

For further information contact:  
Murry McClintock, Farm Manager  
Real Estate Salesperson  
6750 Poplar Avenue, Suite 710  
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Tel: (662) 363-1801  
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murrymc@bellsouth.net  
Designated Agent for Seller

## Property Description

**Size:** 427± Tax Acres, 427.75± FSA Farmland Acres, 385.2± FSA Cropland Acres, and 385.2± CRP Acres

**Location:** 5 miles west of Sledge, MS, north of Highway 315 on Waddington Rd; 18 miles south of Tunica, MS, 13.5 miles north of Marks, MS

**Description:** This 427+- acre tract, containing 385.2 acres of converted farmland enrolled in CRP, is a great deer and duck hunting property. It is located 5 miles west of Sledge, MS, and 13.5 miles north of Marks, MS, along the old Coldwater River and is accessible in all weather by county maintained Waddington Road. Located adjacent to an additional large tract of CRP, this property has been used for deer and duck hunting during recent years. The farm land in the area is historically planted in rice and grains and is typically flooded in the winter drawing large numbers of waterfowl. McNeil Lake is excellent duck habitat which holds water year round and there are additional low lying areas which flood during the winter but usually dry during the summer providing opportunity to plant waterfowl food plots. The adjacent CRP land is planted in 10 year old hardwoods and holds deer throughout the year.

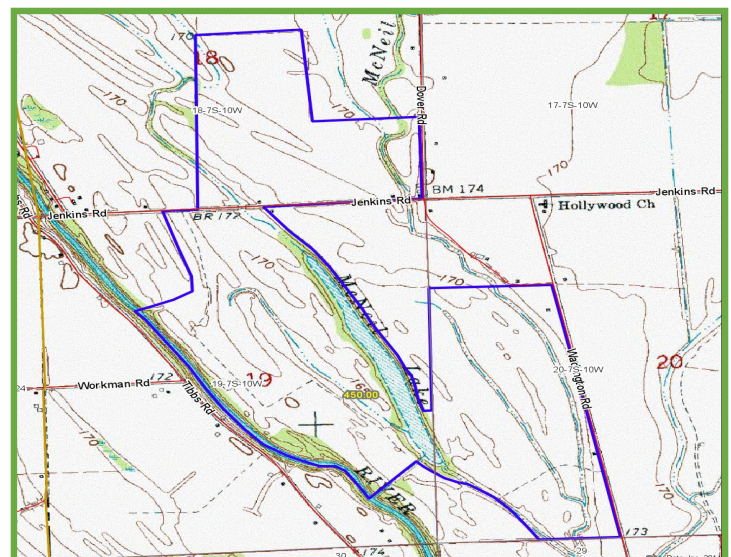
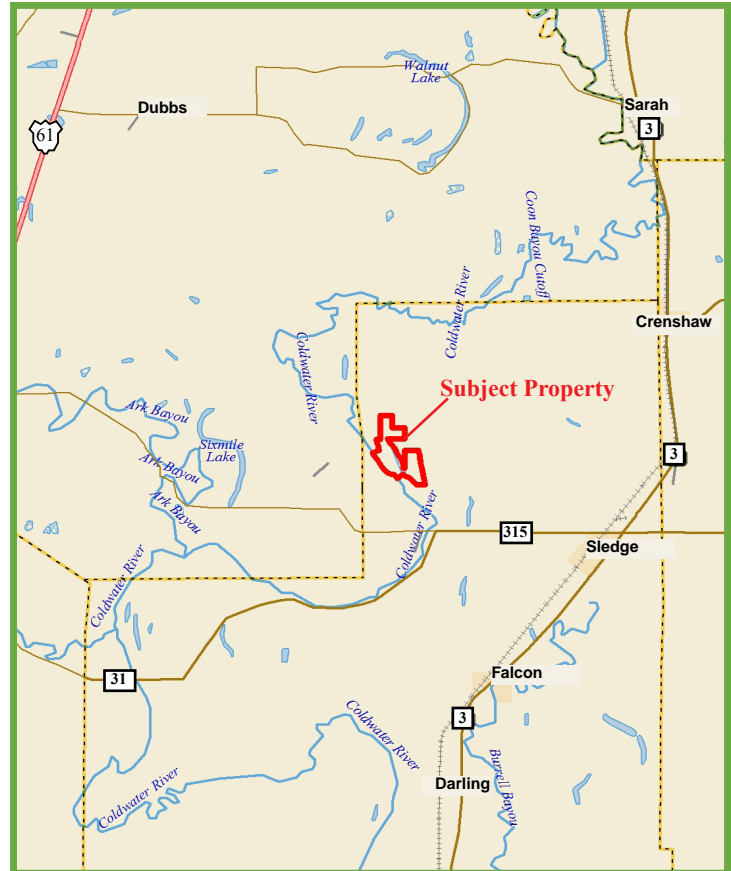
**Soils:** Predominant cropland soil types are Alligator and Sharkey clay with some Dundee silty clay loam.

**Property Taxes:** 2013: approximately \$5.17 per acre

**Possession:** At closing

**Showing:** By appointment only, please contact agent

**Management:** Professional farm management available



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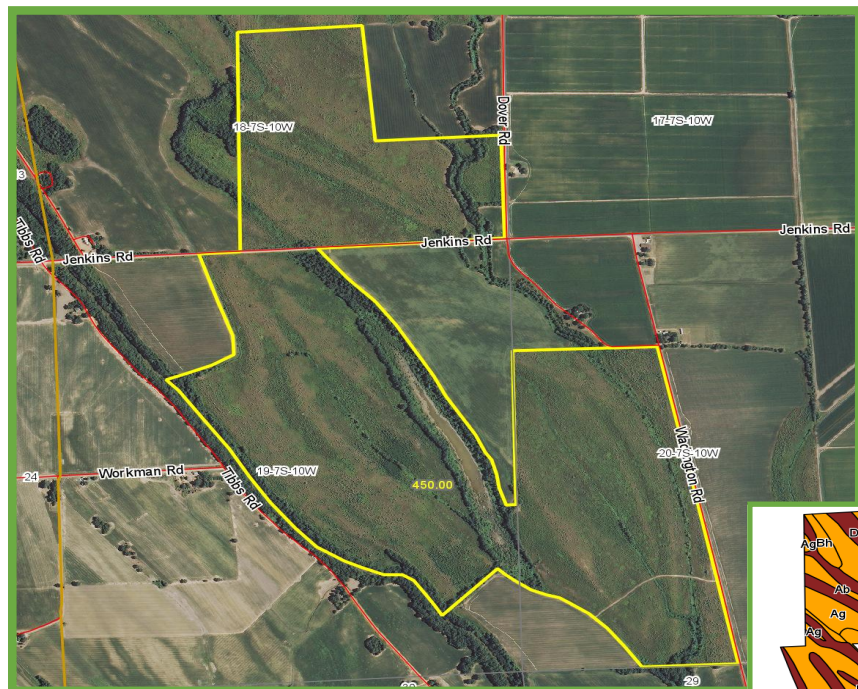
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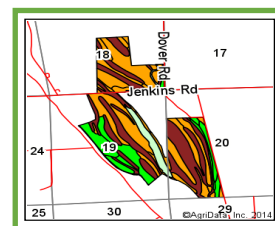
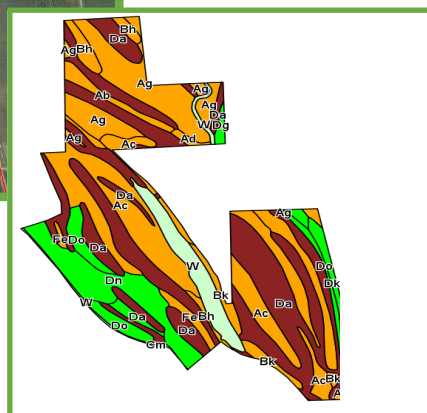
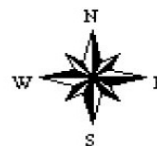
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## Aerial Photo & Soils Map



Map Center  
34° 27' 51.27  
90° 17' 23.39  
Scale: 13852



Maps provided by:



©AgriData, Inc. 2012  
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Field borders provided by Farm Service Agency as of 5/21/2008.  
Aerial photography provided by Aerial Photography Field Office.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Rice Irrigated	Rice	Soybeans	Wheat
Da	Dowling clay and silty clay (sharkey)	161.47	35.9%		Vw						
Ac	Alligator silty clay, nearly level phase	84.60	18.8%		IIIe		550		6	30	47
Ag	Alligator and Sharkey clays, nearly level phases	53.45	11.9%		IIIe		550		6	30	47
Dn	Dundee silty clay loam, nearly level phase	39.59	8.8%		IIw	85	750			40	45
W	Water	26.21	5.8%								
Bk	Brittain silty clay loam, gently sloping phase (amagon)	22.42	5.0%		IIIw		650	120		35	
Do	Dundee silty clay loam, gently sloping phase	21.61	4.8%		Ile	80	700			35	40
Bh	Brittain silty clay loam, nearly level phase (amagon)	9.64	2.1%		IIIw		650	120		35	
Ab	Alligator clay, gently sloping phase	9.12	2.0%		IIIe		550		6	30	47
Fe	Forestdale silty clay loam, nearly level phase	8.24	1.8%		IIIw	50	600	130		35	40
Dk	Dundee silt loam, nearly level phase	8.23	1.8%		IIw	85	750			40	45
Dg	Dundee fine sandy loam, nearly level phase	3.76	0.8%		IIw	85	750			40	45
Ad	Alligator silty clay, gently sloping phase	1.66	0.4%		IIIe		550		6	30	47
Weighted Average						14.5	358.8	10.9	2	19.3	23.4

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