



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Ming Farmland

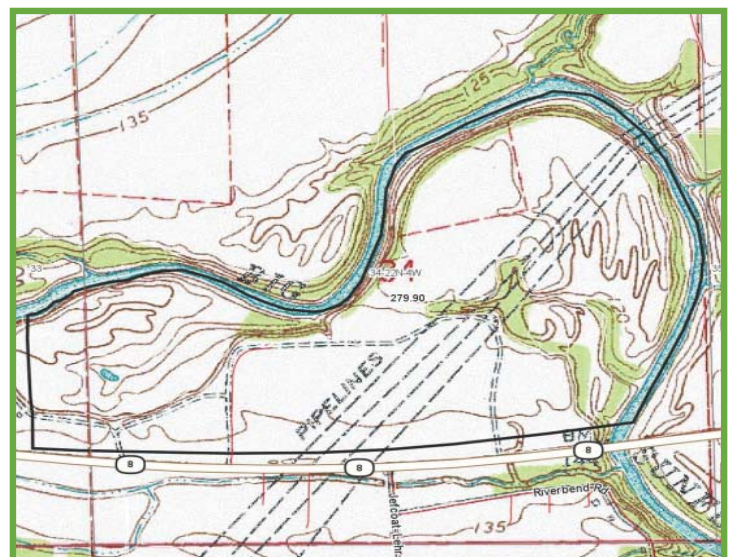
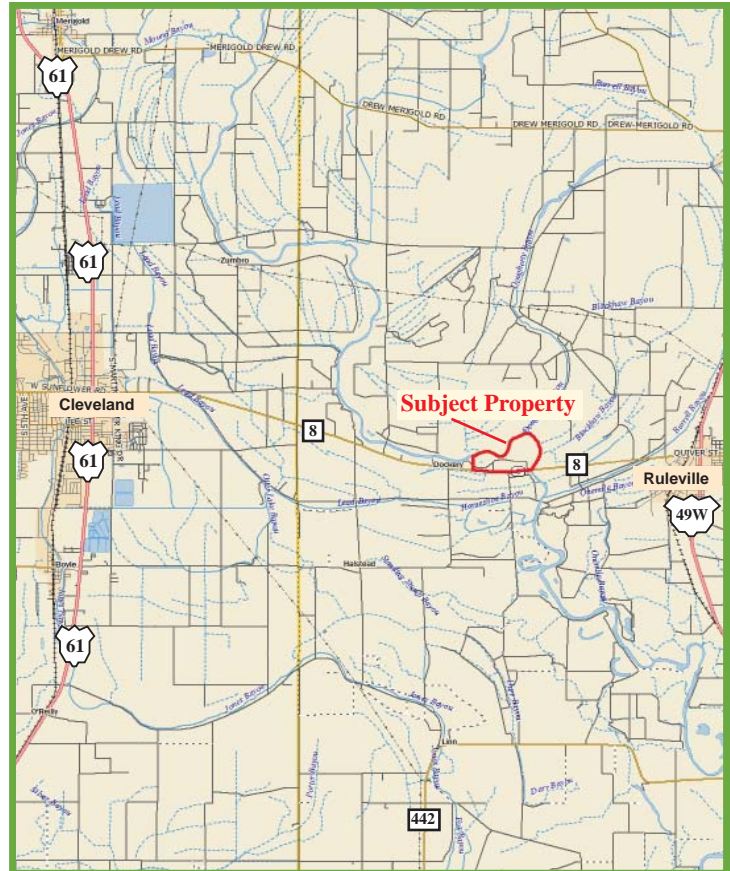
279± acres

Sunflower County, MS

For further information contact:
Russell Black
Real Estate Broker
1704 Walker Lane, Suite 5
Greenville, MS 38701
Tel: (662) 347-0979
russellblack@bellsouth.net
Designated Agent for Seller

Property Description

- Size:** 279.0± est. Total Acres, 208.09± FSA Cropland Acres, 242± Taxed Acres
- Location:** This property is well-located adjoining the North right of Way of MS Highway 8, approximately 3 miles West of Ruleville and 5 mile East of Cleveland, MS.
- Legal:** Part of Sections 33 and 34, Township 22 North, Range 4 West in Sunflower County, Mississippi
- FSA Data:**
- | Crop | Base Ac.* | Payment YLD* |
|---------------|-----------|--------------|
| Wheat | 0.9 | 40 bu. |
| Soybeans | 57.0 | 34 bu. |
| Upland Cotton | 128.6 | 575 lbs. |
| Grain Sorghum | 21.6 | 48 bu. |
- *Base acres & payments are estimates based upon the Farm Security & Rural Investment Act of 2002 and are subject to the final approval of the local Farm Service Agency.*
- Improvements:** 1 Irrigation Well, 40 HP Electric Motor, 4 Risers and Underground Pipe
- Description:** This property is extremely well located with frontage on the newly 4-lane MS Highway 8 between Ruleville and Cleveland. Approximately 135 acres of the 208 +/- acres of cropland have been land formed and are irrigated using one large, electric irrigation well with underground pipe going to 4 risers. In addition to being productive cropland, approximately 60 acres of the land has been surveyed and platted for future residential development. Additionally, the land is located along the Sunflower River, and has some good hunting and recreation potential, as well as good soil types for cotton, corn, soybeans, wheat, rice or Grain Sorghum production.
- Soils:** The soils are primarily Dundee Sandy Loam, Silt Loam, Forestdale Silty Loam and Silty Clay Loam, and Sharkey and Alligator Clays.
- Possession:** Subject to Agricultural Lease for 2014
- Showing:** Please contact agent
- Management:** Professional farm management available



Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



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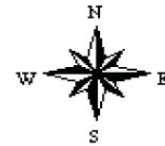
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Aerial Photo & Soils Map



Map Center
 33° 43' 56.74
 90° 36' 3.1
 Scale: 10112



Maps provided by:



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 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.
 Aerial photography provided by Aerial Photography Field Office.

Cod e	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Cor n	Cotton lint	Ric e	Rice Irrigated	Soybeans	Wheat
Dc	Dowling soils, overwash phases (sharkey)	57.82	20.7%		IVw					30	45
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	52.97	18.9%		IIIw	50	600		130	35	40
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes	48.28	17.2%		IIw	85	750			40	45
Dk	Dundee silt loam, 0 to 3 percent slopes	27.80	9.9%		IIw	85	750			40	45
Dw	Dundee-clack soils, 3 to 7 percent slopes (dundee, bruno)	26.15	9.3%		III s	70	600			30	
Ag	Alligator silty clay, 0.5 to 3 percent slopes	20.60	7.4%		III e		550	6		30	47
Sk	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, bruno)	19.69	7.0%		III s		600			35	47
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	13.07	4.7%		IIIw	50	600		130	35	40
W	Water	6.82	2.4%								
Dv	Dundee-clack soils, 0 to 3 percent slopes (dundee, bruno)	3.73	1.3%		II s	85	750			40	45
Do	Dundee silty clay loam, 0 to 3 percent slopes	2.97	1.1%		IIw	85	750			40	45
Weighted Average						43.5	502.1	0.4	30.7	33.8	38.8

Area Symbol: MS133, Soil Area Version: 8, Established: 12/25/2013 03:38:10 PM

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Photos

