



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Hambrick Road Property

46.3± acres

Tunica 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:** 47.3± total acres, 47.3± est. FSA Cropland
- Location:** Located on old Highway 61 and Hambrick Road, 2.5 miles south of Robinsonville, MS and 7 miles north of Tunica, MS.
- Legal:** Part of Section 34 & 35, District 1 Township 3 South, Range 11 West, Tunica County, MS

FSA Data:	<u>Crop</u>	<u>Base Ac.</u>	<u>Direct Yld.</u>	<u>CC Yld</u>
	Soybeans	47.3	27 bu.	32 bu.

*Base acres & payments are estimates based upon the Farm Security & Rural Investment Act of 2002, and are subject to final approval of the local Farm Service Agency.

- Description:** This tract is already platted for future development with all utilities available just south of the Tunica Economic Development Zone. The current farm has a very high % of Class I Silt Loam soils with excellent production potential. This Cropland has been dedicated primarily to grain production in recent years, but is suitable for cotton. The property looks to be easily improved with good drainage from the field.

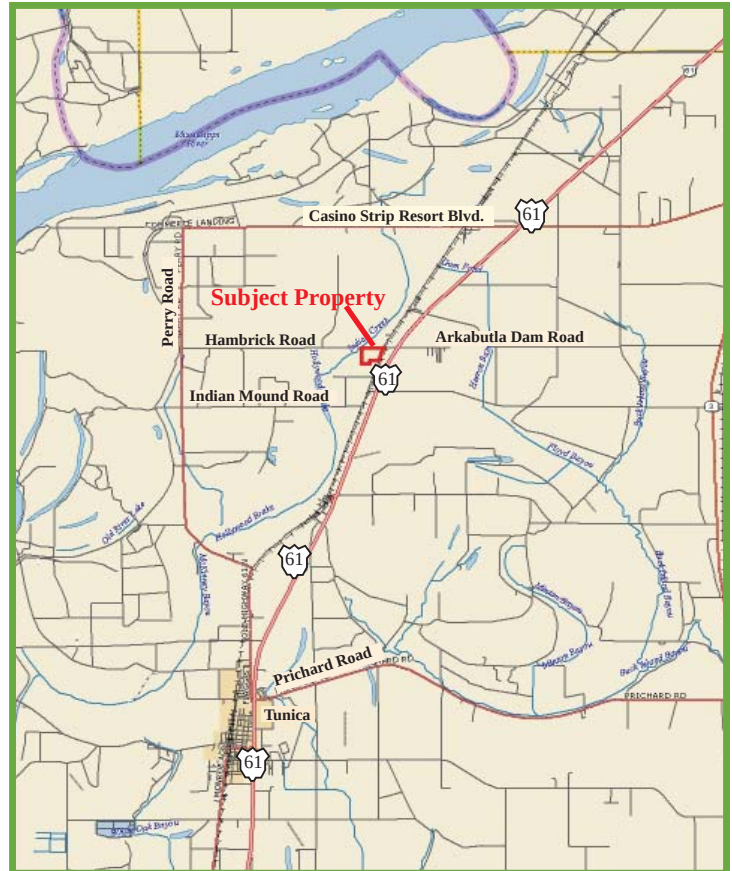
- Soils:** Cropland soil types are Dundee and Commerce Sandy, and Silty Clay Loams

- RE Taxes:** 2011: \$274.49 (approximately \$5.97 per acre)

- Possession:** Subject to existing lease

- 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 This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice.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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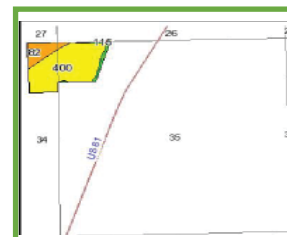
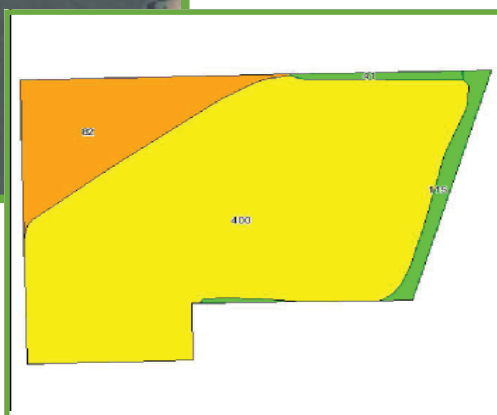
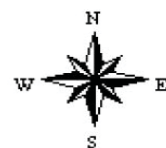
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Aerial Photo & Soils Map



Map Center
 34° 47' 6.54
 90° 20' 32.82
 Scale: 4943



Maps provided by:
surety
 CUSTOMIZED ONLINE MAPPING
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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.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Soybeans	Wheat
400	Teksob, Askew and Dundee very fine sandy loams, land leveled	37	78.7%		I	85	750	35	50
82	Commerce silty clay loam, 0 to 2 percent slopes, frequently flooded	7.6	16.3%		IIIw			30	50
115	Dundee silt loam, 0 to 2 percent slopes	1.8	3.9%		IIw	85	750	40	45
41	Teksob very fine sandy loam, 0 to 2 percent slopes	0.5	1.2%		Ile	85	750	35	50
Weighted Average						71.2	628.5	34.4	49.9

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