



# Boyer Farm 728.23 Acres +/- Sunflower County, MS

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**Property:** 728.23+/- acres Farmland / 611.14+/- Cropland acres. This highly productive cotton and grain farm is located north of the city of Indianola in the central Mississippi Delta. The farm offers excellent yield history with quality soils and county road access. The farm is approximately 65% irrigated, 33% land formed and 84% cultivated. The area supports a good concentration of quality cotton and grain farmers. There is a nice home located on the property with a small shed building, recreational hunting opportunities for deer and duck hunting existing on the farm with the woodland & wetland acres.

**Location:** Sunflower County Mississippi near the community of Boyer

**Soils:** 72% NRCS Class I & II / 28% NRCS Class III or below

**Improvements:** 5 submersible wells & 1 center pivot, Nice family home and storage buildings.

**Crop Base:** Cotton 400.5ac w/ 647# payment yield  
Soybean: 115.6ac w/ 16bu payment yield  
Wheat: 43.6ac w/ 38bu payment yield

**Estimated taxes:** \$7,418.00

**Existing Lease:** Gross annual total \$75,275.00 per year / \$41,654.00 annual cash with \$33,654.00 in annual improvements over the 4 year term of the lease. Expiration 11/31/2017

**Price:** \$2,540,000.00 / seller will consider removing home and acres (6+/-ac) associated with the home from the total package.











