



Follis Place



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

423± acres

Quitman County, MS

901-756-5367

Size: 423± FSA Farmland Acres, 393.4 FSA Cropland Acres, 22.6 CRP Acres

Location: This farm is located 7.5 miles southwest of Sledge, MS, on Hwy 315; 8.5 miles east of Hwy 61/Hwy 49 intersection on Hwy 315; 18 miles south of Tunica, MS, and 20 miles northeast of Clarksdale, MS

FSA Data:	Crop	Base Acres	Direct & CC Yield
	Wheat	57.3	36/36 bu.
	Cotton	26.4	518/518 lb.
	Grain Sorghum	45.5	44/44 bu.
	Corn	35.9	49/49 bu.
	Rice	205.7	4285/4285 bu.

Description: This farm lies just west of Sledge, MS on Hwy 315 just a few miles east of the Hwy 61/Hwy 49 intersection. With a very high percentage of Class II silt loam and Class III silt loam, silty clay and silty clay loam soils, this farm has excellent production potential. This irrigated tract has been dedicated primarily to grain production in recent years but is suitable for multiple crops. The property, which has been shaped to row water looks to be easily improved with good drainage from the fields. There are 6 wells, 5 turbine and 1 electric submersible on the farm. The farm is approximately 87% cropland with a high percentage of FSA bases.

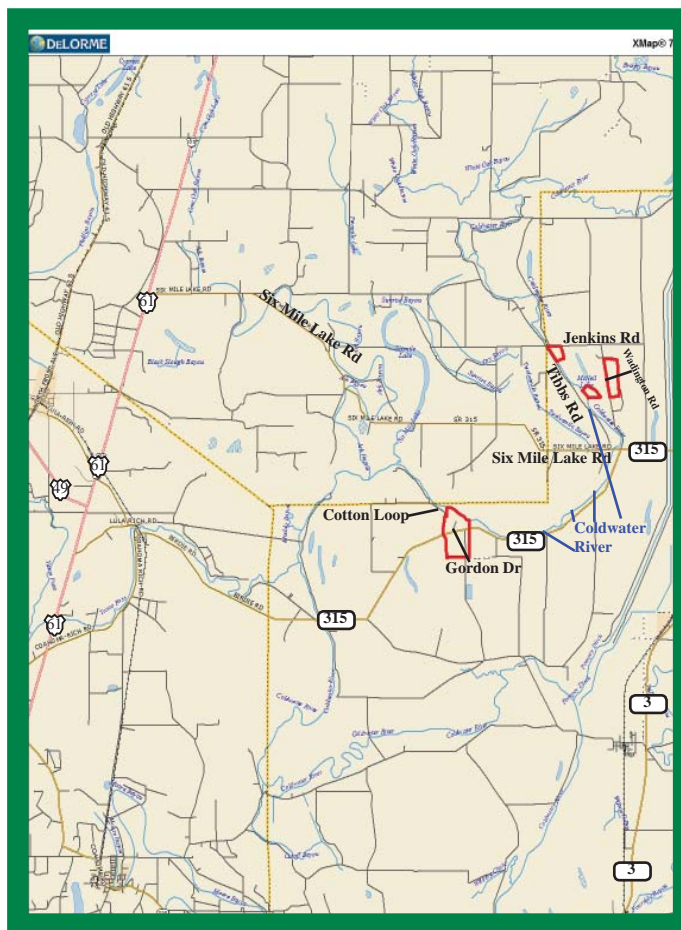
Soils: Predominant cropland soil types are For-estdale silt loam and silt clay loam (35%), Dundee silt loam (20%) and Alligator/Shar-key silty clay (42%).

Property Taxes: 2012: approximately \$10.15 per acre

Possession: At closing, subject to existing lease.

Showing: By appointment only

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:

Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801

Agent for Seller

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Follis Place

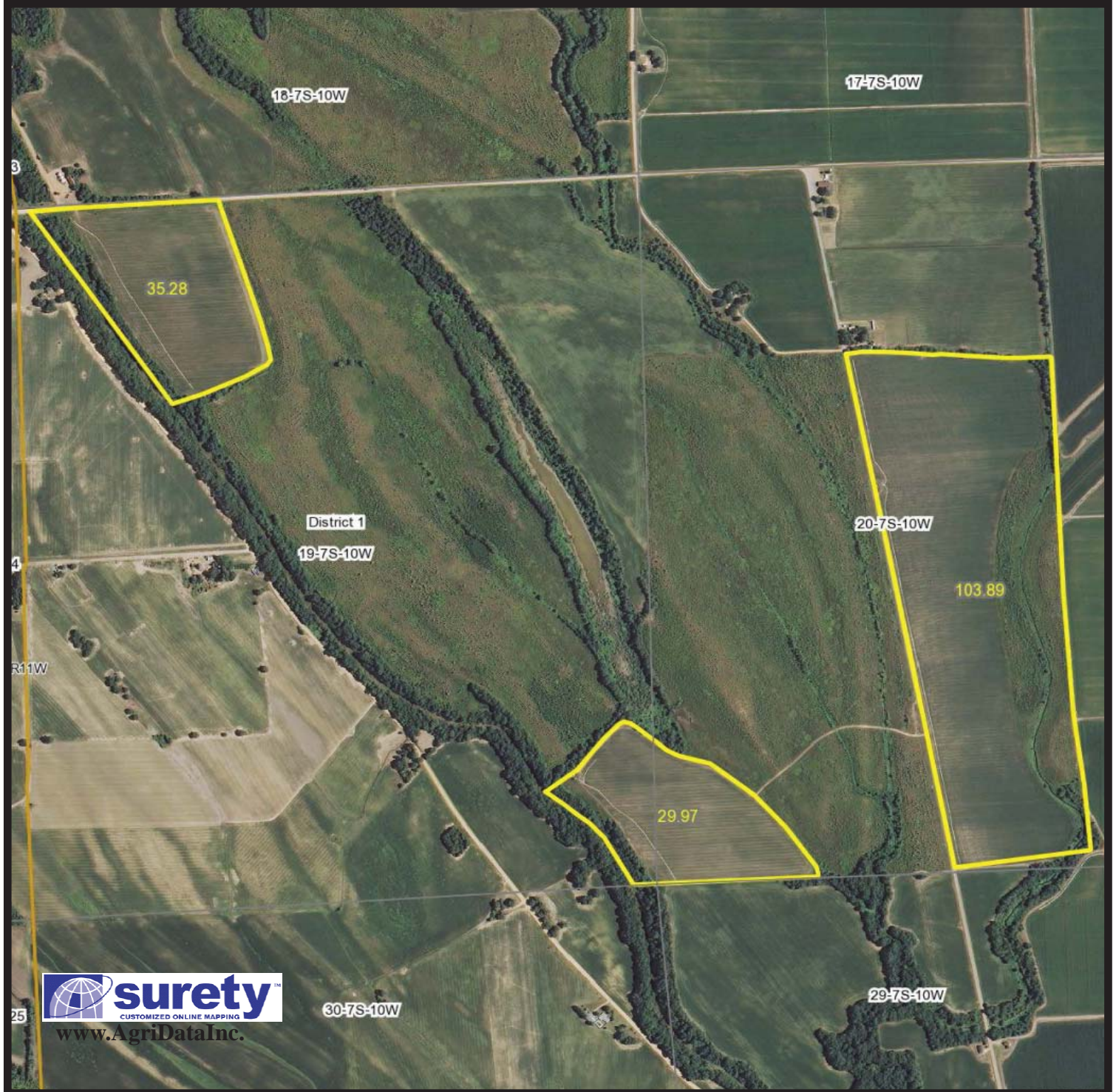
423± acres
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Property Aerial Map - North



For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

Follis Place

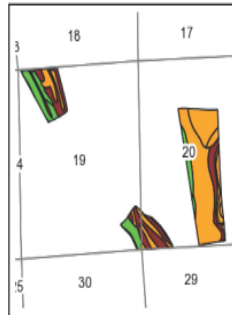
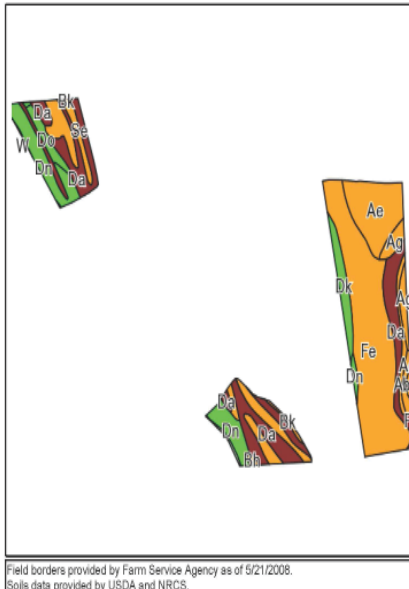
423± acres
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Property Soils and Topography Maps - North



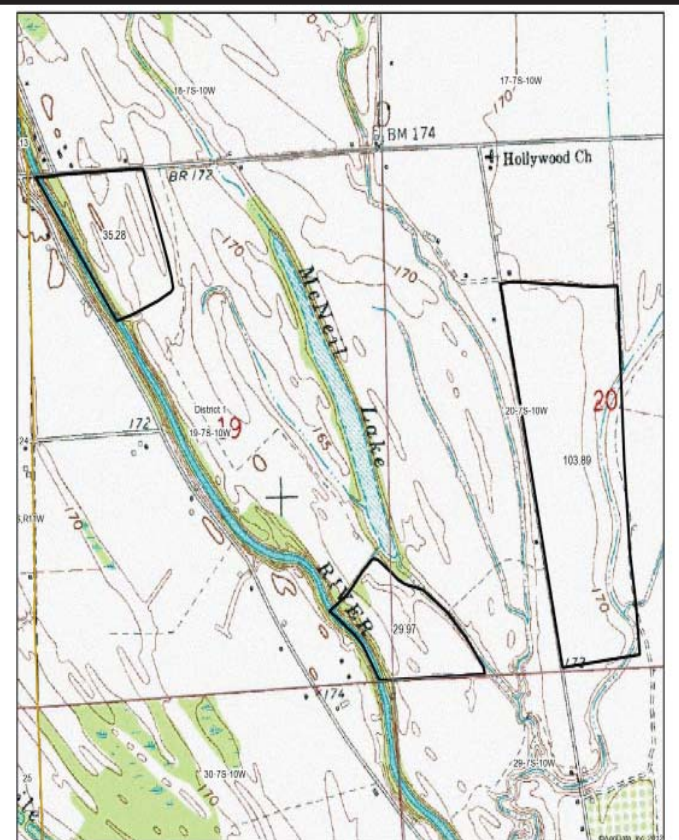
State: Mississippi
County: Quitman
Location: 19-7S-10W
Township: District 1
Acres: 169.1
Date: 6/27/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Com	Cotton lint	Rice	Rice Irrigated	Soybeans	Wheat
Fe	Foresdale silty clay loam, nearly level phase	58.1	34.3%		IIIw	50	800		130	35	40
Da	Dowling clay and silty clay (sharkey)	36.6	21.6%		Vw						
Ae	Alligator and Dowling clays (sharkey)	18	10.6%		IIIw		550	6		30	47
Dn	Dundee silty clay loam, nearly level phase	17.4	10.3%		IIIw	85	750			40	45
Sh	Brittain silty clay loam, nearly level phase (amagon)	8.1	4.8%		IIIw		650		120	35	
Ag	Alligator and Sharkey clays, nearly level phases	6.3	3.7%		IIIe		550	6		30	47
Dk	Dundee silt loam, nearly level phase	6.1	3.6%		IIIw	85	750			40	45
Sd	Sharkey silty clay, nearly level phase	5.1	3.0%		IIIe		600			35	47
Do	Dundee silty clay loam, gently sloping phase	3.5	2.1%		IIIe	80	700			35	40
Ab	Alligator clay, gently sloping phase	3.1	1.9%		IIIe		550	6		30	47
Se	Sharkey silty clay, gently sloping phase	2.8	1.7%		IIIe		600			35	47
Ac	Alligator silty clay, nearly level phase	2.1	1.3%		IIIe		550	6		30	47
Bk	Brittain silty clay loam, gently sloping phase (amagon)	1	0.6%		IIIw		650		120	35	
W	Water	0.9	0.6%								
Weighted Average		30.6	484.3				1	51.1		27.1	31.2



Capital
Agricultural
Property
Services, Inc.
Maps provided by:
surety
©AgriData, Inc. 2012
www.AgrDataInc.com

19-7S-10W
Quitman County
Mississippi

map center: 34° 27' 37.05" 90° 17' 21.13"
scale: 12431



6/27/2013

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



For more information contact:

Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801

Agent for Seller

Follis Place

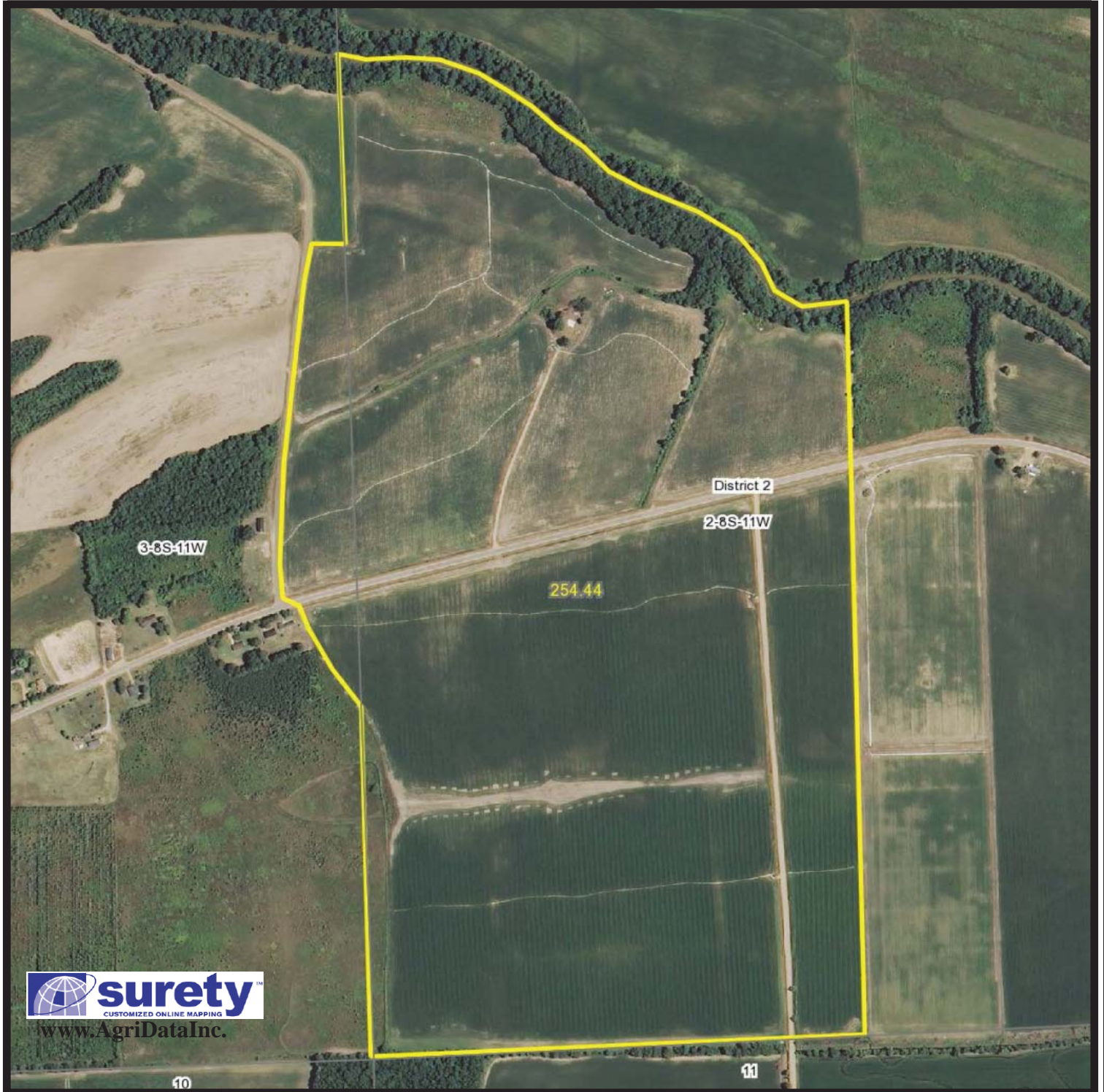
423± acres
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Property Aerial Map - South



For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

Follis Place

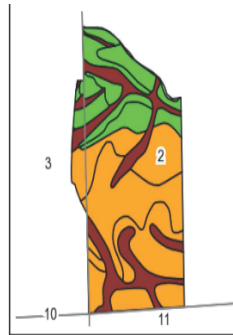
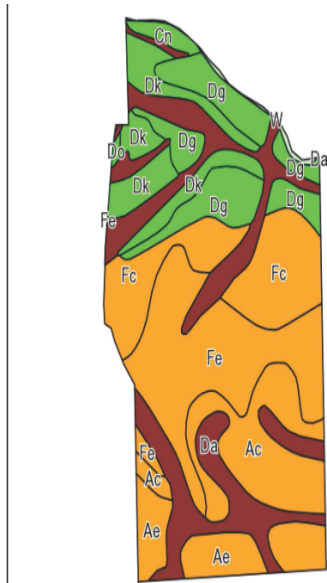
423± acres
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.
901-756-5367

www.capitalag.com

Property Soils and Topography Maps - South



State: Mississippi
County: Quitman
Location: 2-8S-11W
Township: District 2
Acres: 254.4
Date: 6/27/2013



Maps provided by:

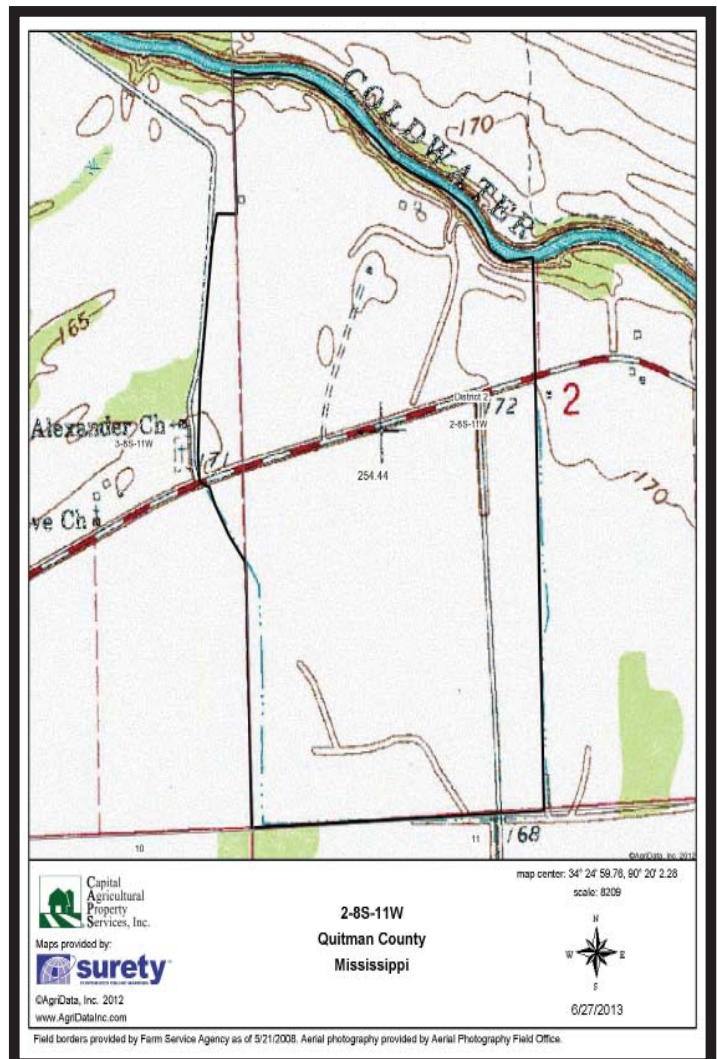


surety

©AgriData, Inc. 2012
www.AgrDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Com	Cotton lint	Rice	Rice Irrigated	Soybeans	Wheat
Da	Dowling clay and silty clay (sharkey)	51.9	20.4%		Vw						
Fe	Forestdale silty clay loam, nearly level phase	51.4	20.2%		Illw	50	600		130	35	40
Fc	Forestdale silt loam, nearly level phase	38.4	15.1%		Illw	50	600		130	35	40
Ac	Alligator silty clay, nearly level phase	31.7	12.5%		Ille		550	6		30	47
Dg	Dundee fine sandy loam, nearly level phase	31.2	12.3%		Ilw	85	750			40	45
Dk	Dundee silt loam, nearly level phase	23.3	9.1%		Ilw	85	750			40	45
Ae	Alligator and Dowling clays (sharkey)	21.6	8.5%		Ilw		550	6		30	47
Cn	Collins-Falaya silt loams, gently sloping phases (collins, waverly)	3	1.2%		Ilw	110	800			40	40
W	Water	1.4	0.5%								
Do	Dundee silty clay loam, gently sloping phase	0.5	0.2%		Ille	80	700			35	40
Weighted Average:		37.3	498.8	1.3	45.9	27.8	34.2				



Capital
Agricultural
Property
Services, Inc.
surety

©AgriData, Inc. 2012
www.AgrDataInc.com

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

2-8S-11W
Quitman County
Mississippi

map center: 34° 24' 58.78, 80° 20' 2.28
scale: 8208



6/27/2013



For more information contact:

Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801

Agent for Seller