



For Sale

192.6± acres

Washington County, MS



Tamburo Woodland



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

901-756-5367

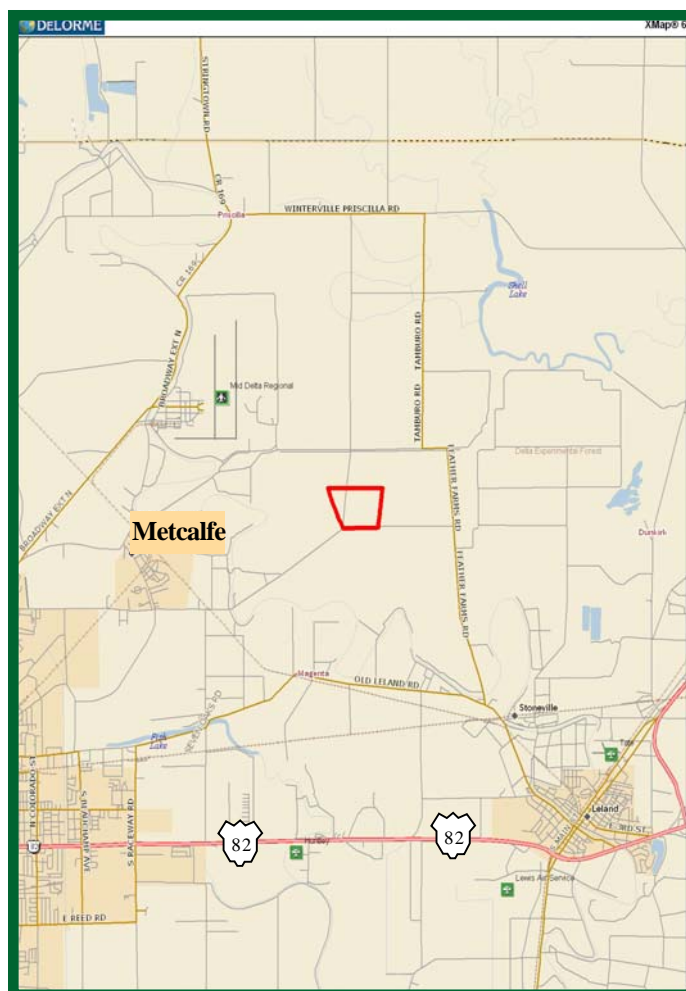
Size: 192.6 ± total acres, 33.0 ± tillable acres

Location: Located Northeast of Greenville near the town of Metcalfe. Approximately 2 miles Southeast of the Greenville Airport, in sections 29 & 30, Township 19 North, Range 7 West, Washington County, Mississippi.

FSA Data:	Crop	Base Ac.	Payment Yield
	Cotton	21.4	1290 lbs.
	Grain Sorghum	1.3	70 bu.
	Sunflowers	.1	600 lbs.
	Soybeans	8.9	18 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 of mostly woodland is an excellent recreation and hunting tract located near the towns of Greenville and Leland. It has access by a county road. The timber is primarily bottomland hardwood species - oaks, sweet gum, etc. with some areas of willow, cottonwood and cypress. It has the potential to be an excellent timber duck hunting tract with good habitat as well as sloughs and breaks to attract ducks. The deer hunting is enhanced by the close proximity to other woodland, especially the Stoneville Woods. Approximately 33 acres are classified as Cropland, and can either be used to plant harvestable row crops or food plots for wildlife. Also, the farmland could be rented to provide income to the owner. The timber was harvested approximately 15 years ago down to 15 inches, so there is substantial growth on the current timber stand.



See reverse side for additional maps.

For more information contact:

E. Russell Black, Jr. - Real Estate Broker

Tel: (662) 334-4627

Designated Agent for Seller

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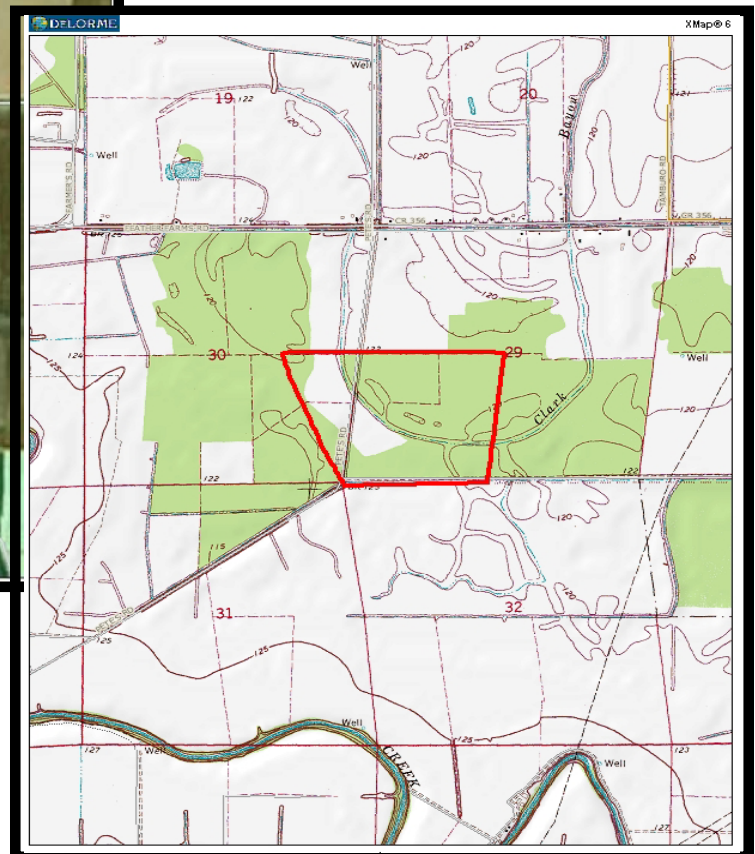
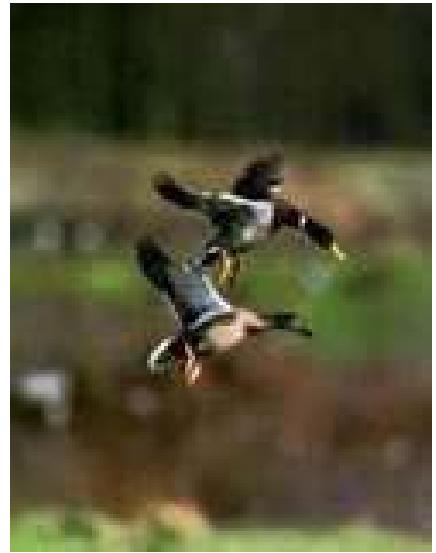
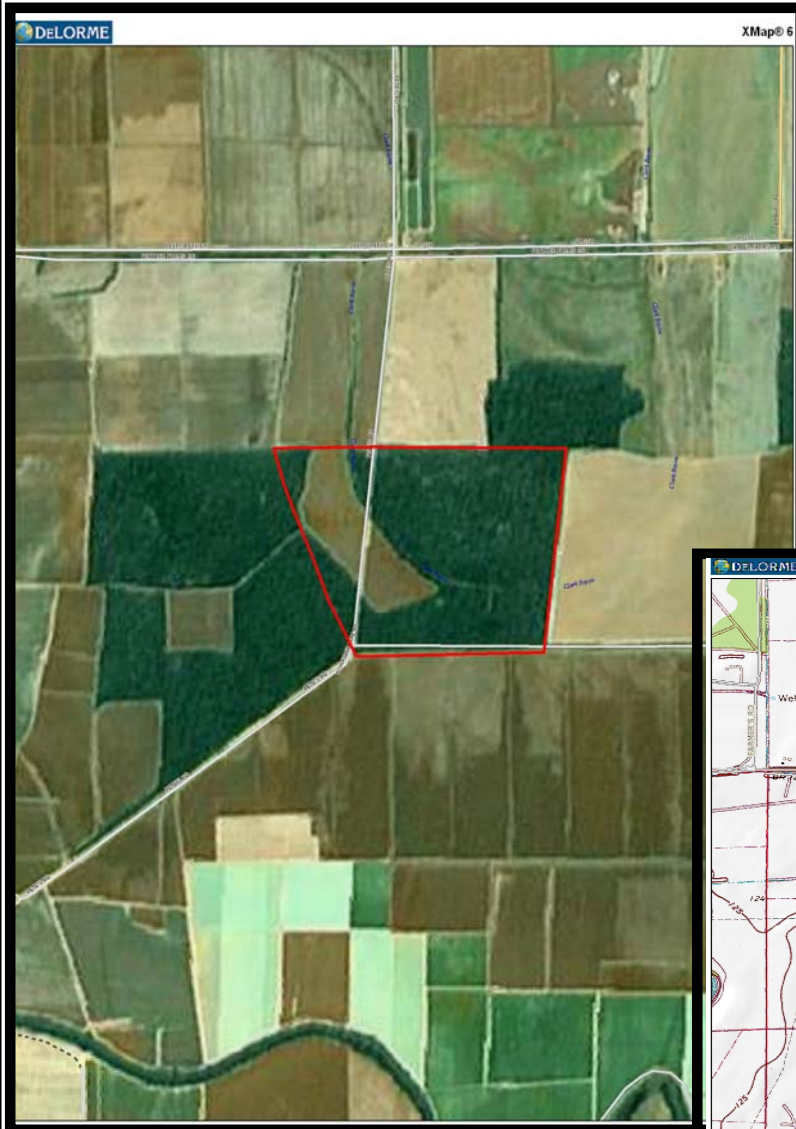
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Property Topography and Satellite Maps



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