



For Sale



MC Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

159± acres

Desoto County, MS

Size: 159± total acres, 145.1± FSA cropland

Possession: At closing, subject to existing farmland lease.

Location: This property is approximately 2 miles southwest of Hernando. It is 0.5± miles south of West Oak Grove Road and 2.5± miles west of Highway 51. Access is via a described and recorded easement from West Oak Grove Road. The property is within the corporate city limits of Hernando and is zoned A, for agricultural use.

Showing: By appointment only.

Management: Professional farm management is available.

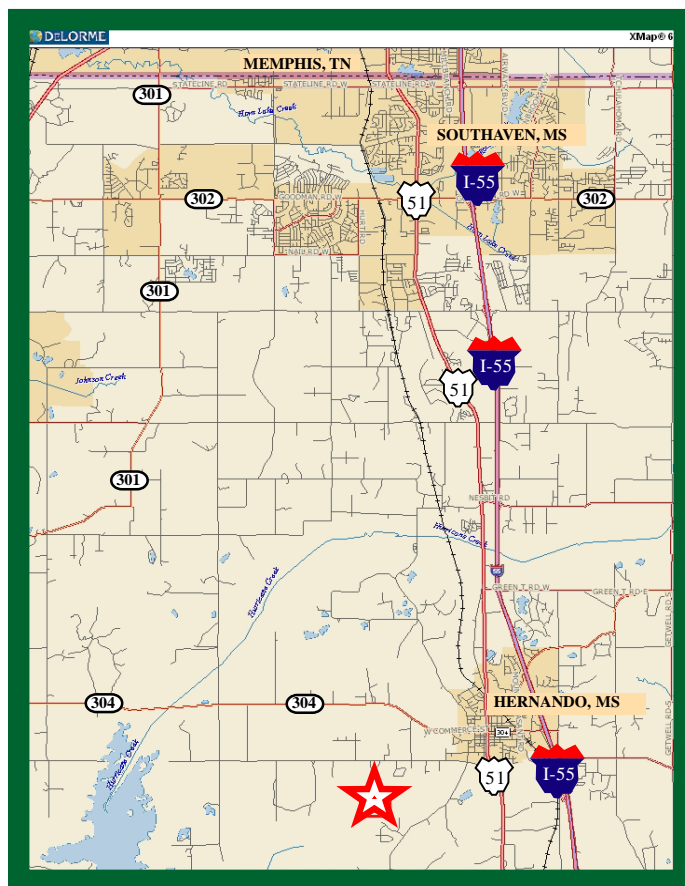
FSA Data: (2012)	Crop	Base Acres	Yield
	Cotton	60.9	763 lb.
	Wheat	59.0	41 bu.
	Grain Sorghum	0.2	56 bu.
	Corn	2.5	89 bu.
	Soybeans	41.9	23 bu.

* 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 is a very good tract of land, and has been in row crop production for many years, growing a combination of corn, soybeans, and wheat. The topography ranges from gently sloping to flat, with excellent drainage.

Soils: 93% of the soils are Class II including Collins, Olivier and Falaya silt loam.

Taxes: Property & Drainage: 2011: \$1,324± (approximately \$8.33± per acre)



See reverse side for additional maps.



For more information contact:

Royce Bryant - Real Estate Salesperson
Tel: (901) 758-3351

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.

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Property Aerial Map



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Maps provided by:

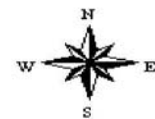


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22-3S-8W
De Soto County
Mississippi

map center: 34° 48' 17.06, 90° 1' 44.53
scale: 6599



3/6/2012

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

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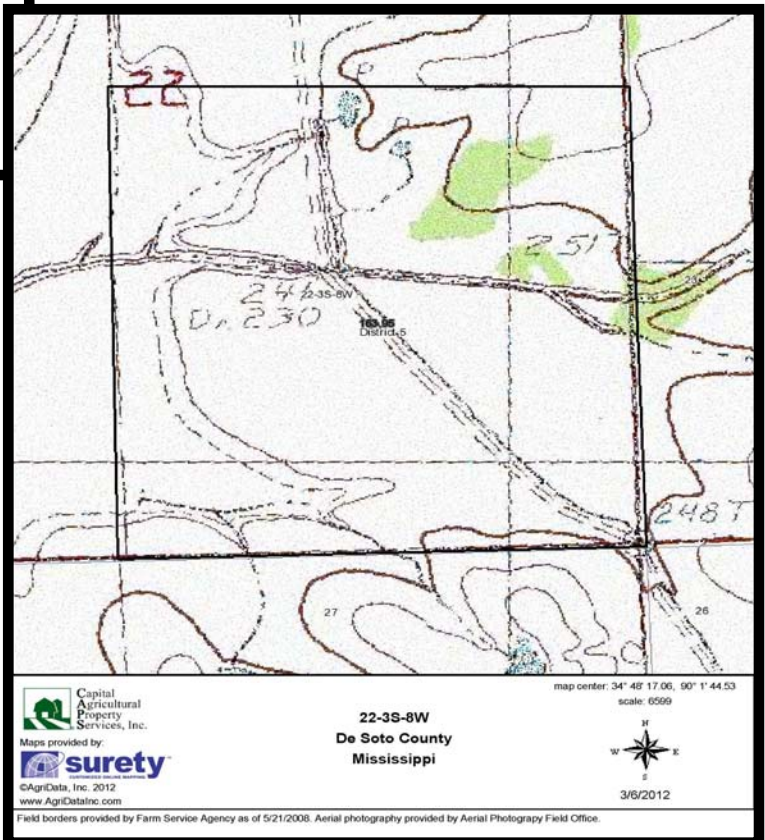
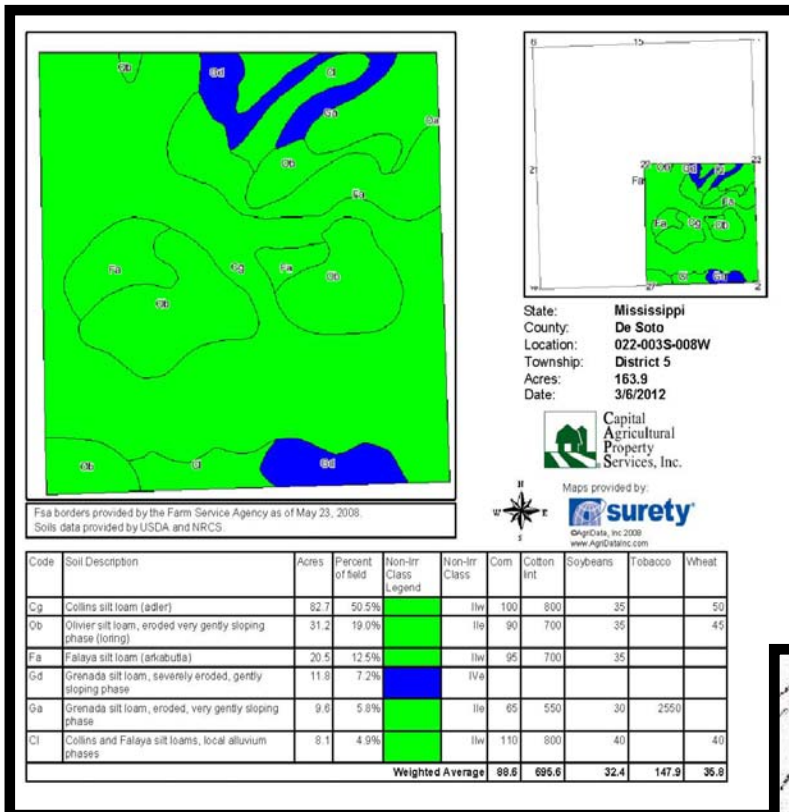
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Property Soils and Topography Maps



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