



For Sale

Brooks Road Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

67.5 ± acres

Quitman County, MS

Size: 67.5± total acres, 64.0± FSA cropland

Possession: At closing, subject to existing farmland lease.

Location: This farm is located in Quitman County, Mississippi and is adjacent to the southeast boundary of the town of Marks, MS.

Showing: By appointment only.

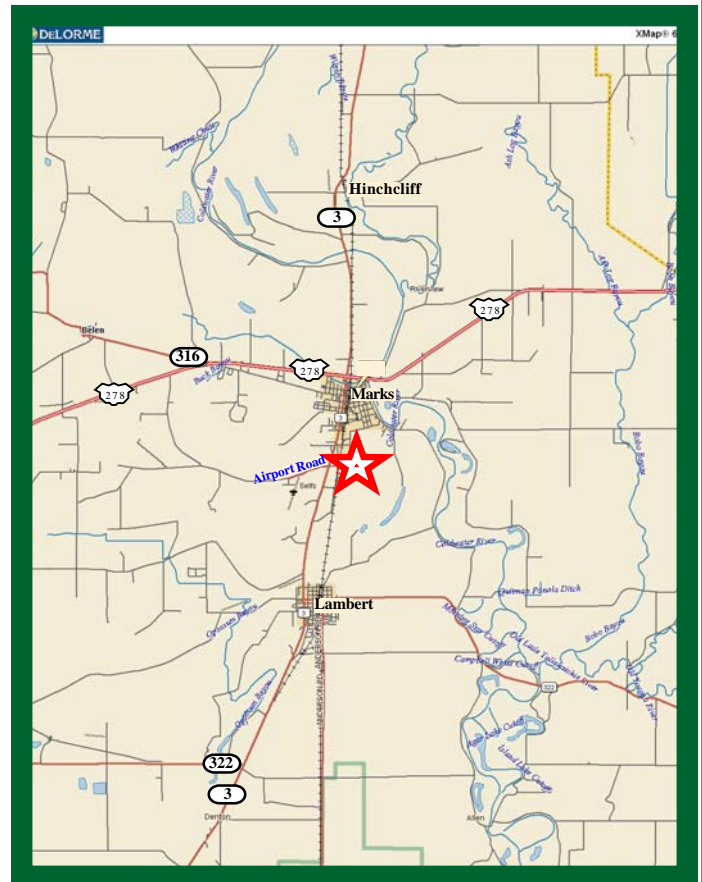
Management: Professional farm management is available.

FSA Data: (2010)	Crop	Base Acres	Yield
	Cotton	34.1	477 lb.
	Wheat	14.3	38 bu.
	Grain Sorghum	7.0	39 bu.

Description: This farm lies adjacent to the southeast boundary of the town of Marks, MS. along Brooks Road, a paved county road just off of Highway 3. With a very high percentage of Class I and II silt loam soils, this farm has excellent production potential. This dryland tract 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. The farm is approximately 95% cropland with a high percentage of FSA bases.

Soils: Predominant cropland soil types are Dundee and Dubbs sandy and silt loams, with some Sharkey clay.

Taxes: 2010: \$1,107.69 (approximately \$16.41 per acre)



See reverse side for additional maps.

For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller



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67.5 ± acres
Quitman County, MS



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Property Aerial Map



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Maps provided by:

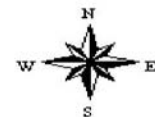


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2-27N-1W
Quitman County
Mississippi

map center: 34° 14' 14.7, 90° 16' 19.64
scale: 10171



7/7/2011

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

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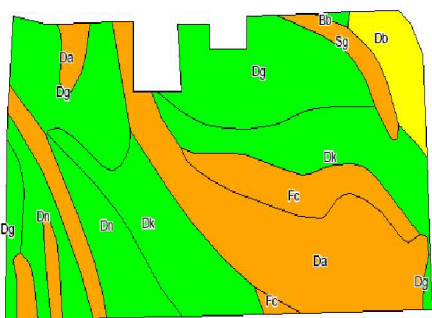
67.5 ± acres
Quitman County, MS



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Property Soils and Topography Maps



State: Mississippi
County: Quitman
Location: 002-027N-001W
Township: District 3
Acres: 73.5
Date: 7/7/2011



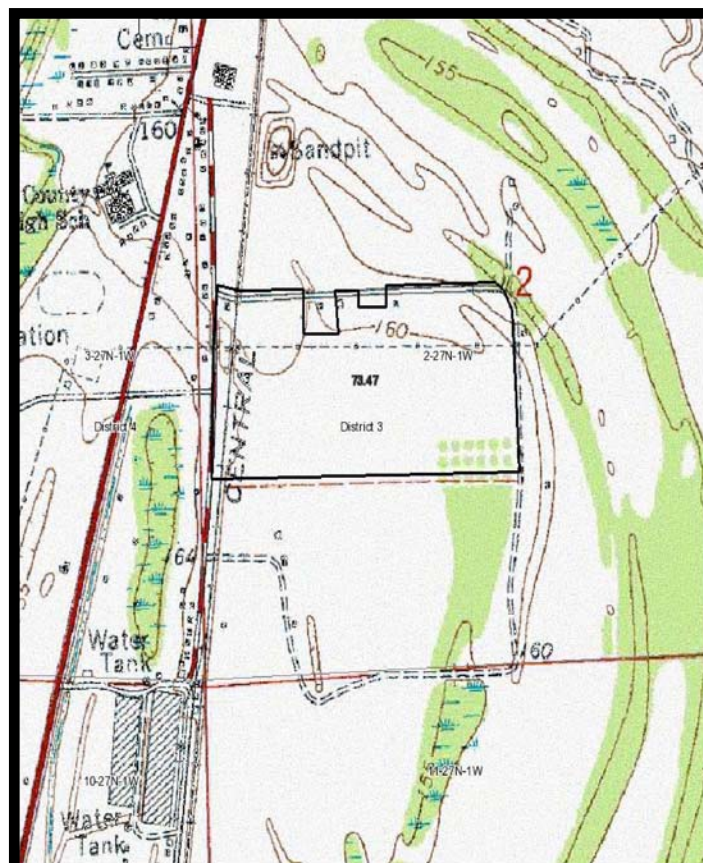
Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Rice Irrigated	Soybeans	Wheat
Da	Dowling clay and silty clay (sharkey)	20.6	27.9%		Vw					
Dg	Dundee fine sandy loam, nearly level phase	18.2	24.8%		llw	85	750		40	45
Dk	Dundee silt loam, nearly level phase	16	21.8%		llw	85	750		40	45
Dn	Dundee silty clay loam, nearly level phase	8.3	11.3%		llw	85	750		40	45
Fc	Forestdale silt loam, nearly level phase	5.1	7.0%		llw	50	600	130	35	40
Db	Dubbs fine sandy loam, nearly level phase	3.3	4.5%		I	90	850		40	50
Sg	Souva silt loam, nearly level phase (sharkey)	1.8	2.5%		llle		600		35	47
Bb	Beulah sandy loam, gently sloping phase	0.2	0.2%		lls	70	550		30	45
Weighted Average						56.9	530.6	9.1	28.3	32.4



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