

For Sale

420 ± acres
Sharkey & Humphreys
Counties, MS



Alligator Lake Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Size: 420± total acres, 2 tracts; 120± acre tract of fish ponds, and 300± acre tract with approximately 140± acres of woods, 120± acres of fish ponds, and 40± acres of cropland applied for WRP.

Location: This farm is located 4.5 miles west of Louise, MS, 16.5 miles northwest of Yazoo City, MS, and 3.5 miles north of Delta National Forest.

Description: This unique recreational property containing two tracts totaling 420± acres, with approximately 230± acres of fish ponds, 150± acres of woods and 40± acres of cropland, which has been applied for WRP, is a prime location for duck and deer hunting. It is located 4.5 miles west of Louise, MS, 16.5 miles northwest of Yazoo City, MS, and only 3.5 miles from Delta National Forest. One tract is on Hwy 14 and the other is located about 1.5 miles north on Alligator Road, which is maintained by the county. The ponds on both tracts have ample cover established around the edges with operational wells in place. None of these ponds are enrolled in any government program but are eligible. The north block of woods is surrounded by a levee and can be flooded as desired. Food plots are located across the property. One pond with established cypress trees and other natural cover has contained game fish in the past. Both of these tracts have provided excellent duck and deer hunting.

Soils: Predominant cropland soil type is Sharkey clay.



Taxes: 2009 - \$1,516.17 - \$3.66 per acre

Possession: At closing.

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.

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Property Aerial Map



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Maps provided by:



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36-14N-5W
Sharkey County
Mississippi

map center: 33° 1' 13.35, 90° 39' 32.34
scale: 12621



9/29/2010

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

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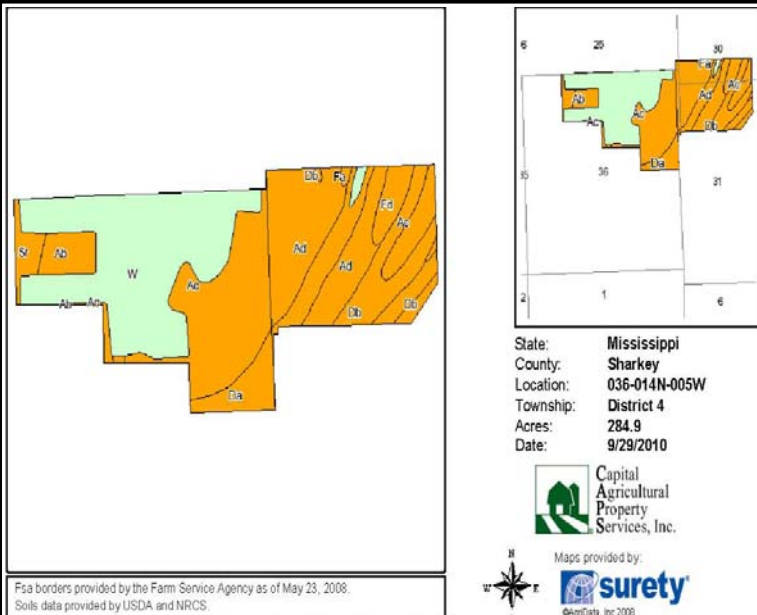
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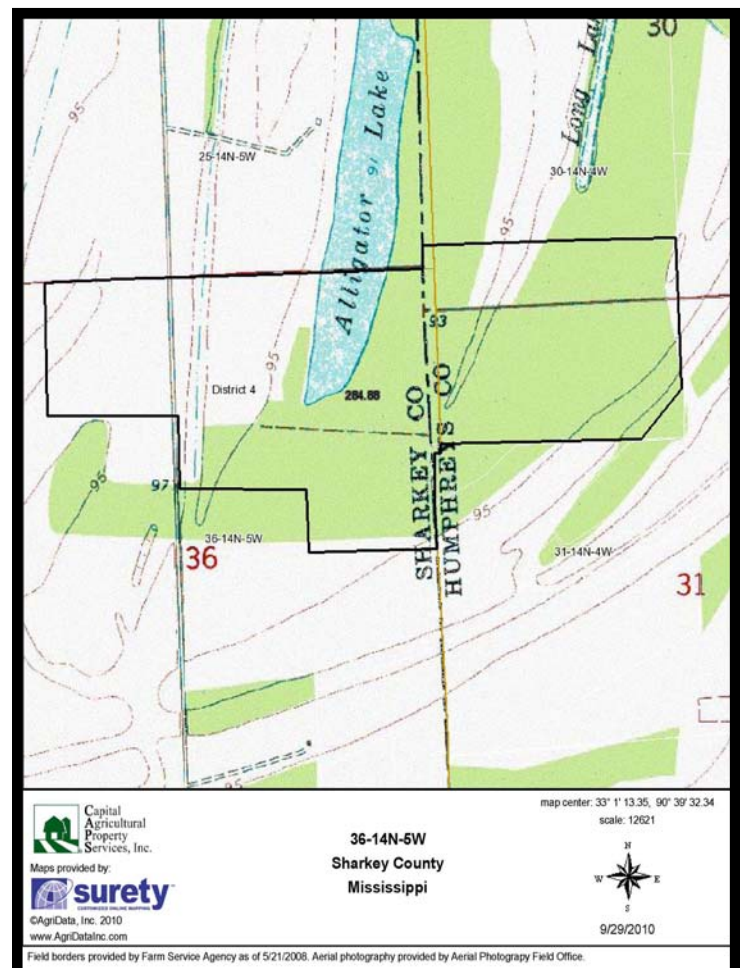
Property Soils and Topography Maps



Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Rice	Rice Irrigated	Soybeans	Wheat
W	Water	95.1	33.4%								
Ac	Alligator clay, overflow, 0 to 2 percent slopes	52.3	18.3%		IIIe		550	6		30	47
Ad	Alligator clay, nearly level overflow phase	50.2	17.6%		IIIe		550	6		30	47
Db	Dowling clay, overflow phase (alligator)	35.5	12.5%		IIIe		550	6		30	47
Dc	Dowling clay (sharkey)	12.6	4.4%		Vw						
Fd	Forestdale silty clay loam, nearly level phase	12.5	4.4%		IIIw	50	600		130	35	40
Ab	Alligator clay, 1 to 2 percent slopes	9.6	3.4%		IIIe		550	6		30	47
Ac	Alligator clay, nearly level phase	9	3.2%		IIIe		550	6		30	47
Sr	Sharkey, Alligator, and Dowling soils (sharkey, alligator, sharkey)	6	2.1%		Ve						
W	Water	1.4	0.5%								
Fa	Forestdale silty clay, nearly level phase	0.7	0.2%		IIIw	50	600		130	35	40
Weighted Average						2.3	330.1	3.3	6	18.1	27.7



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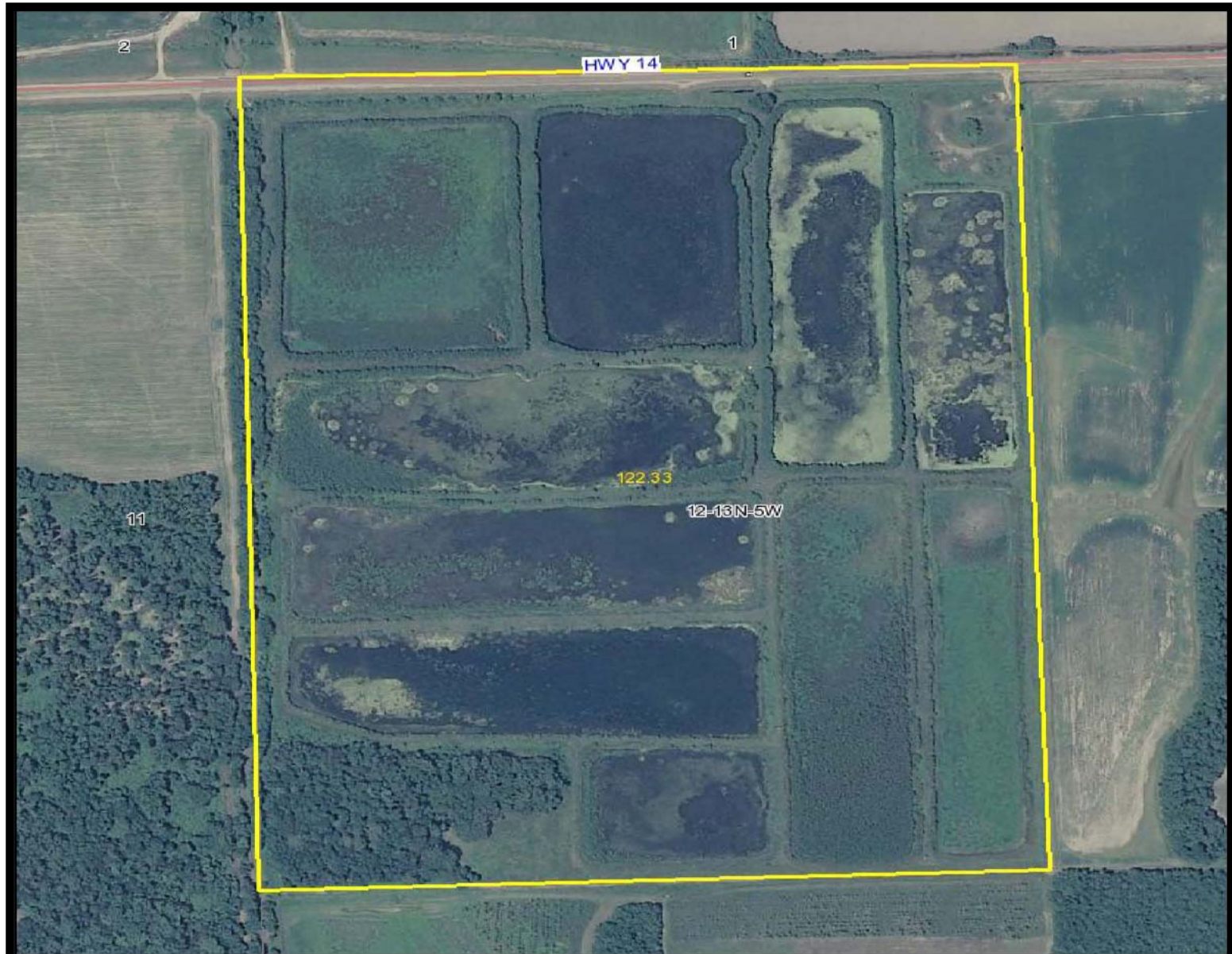
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Property Aerial Map



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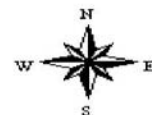
Maps provided by:



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12-13N-5W
Sharkey County
Mississippi

map center: 32° 59' 28.26, 90° 40' 14.31
scale: 5403



9/27/2010

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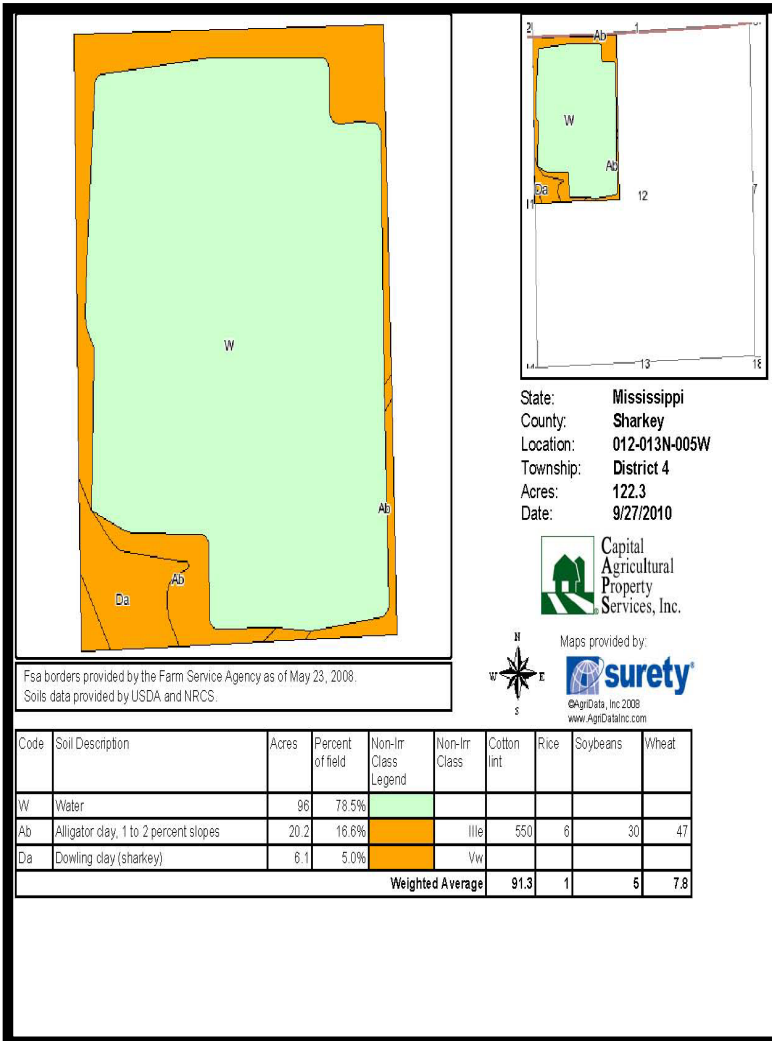
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