

For Sale

Sunshine Investment Company Property



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

91.0± acres

Washington County, MS

Size: 91.0± total acres, 70.4± cropland acres

Location: This property is located approximately 1 mile southeast of Greenville, MS in Washington County. It is situated approximately 1/2 mile east of MS Highway 1 with frontage on Wilcox Road, a paved county road.

FSA Data:	Crop	Base Acres	Direct & CC Yields	
	Wheat	17.6	28 bu.	37 bu.
	Soybeans	52.8	18 bu.	22 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 small, well-located tract of farmland near Greenville, MS. It is situated near commercial and residential areas, and within ¼ mile of the new U. S. Highway 82 By-pass which will connect the new Greenville Bridge across the Mississippi River with U. S. Highways 61 and 82. The property has excellent development potential for the future and appears to be a good long-term investment. It is currently being used as farmland.

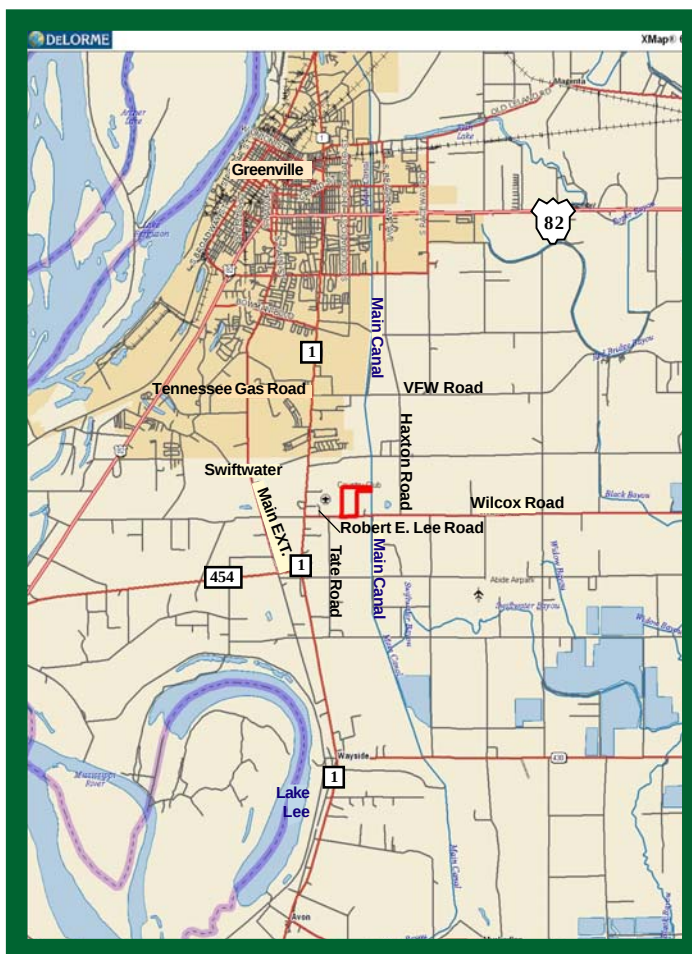
Soils: The soils are primarily Sharkey Clay, level and nearly level phase.

Improvements: None

Possession: At closing, subject to existing leases for 2010 crop year.

Showing: By appointment only.

Management: Professional farm management is available.



See reverse side for additional maps.

For more information contact:

E. Russell Black, JR - Real Estate Broker

Tel: 662-334-4627

Agent for Seller

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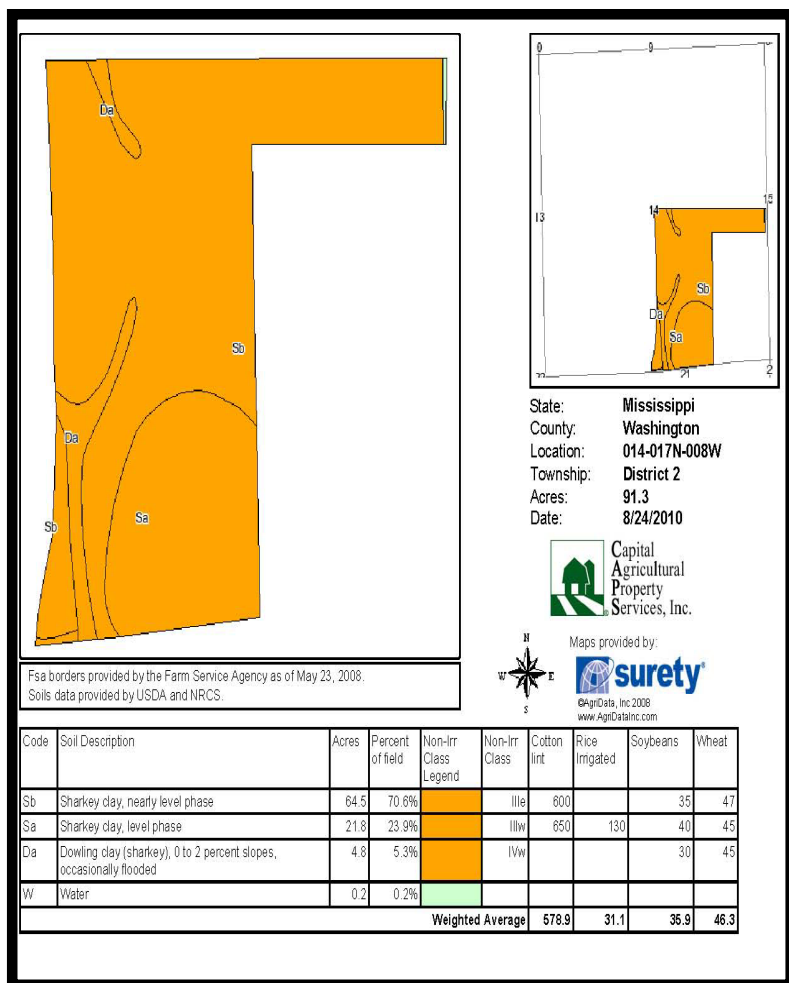
91.0± acres
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Property Soils, Aerial and Topography Maps



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