

For Sale

183+ acres
Bolivar County, MS



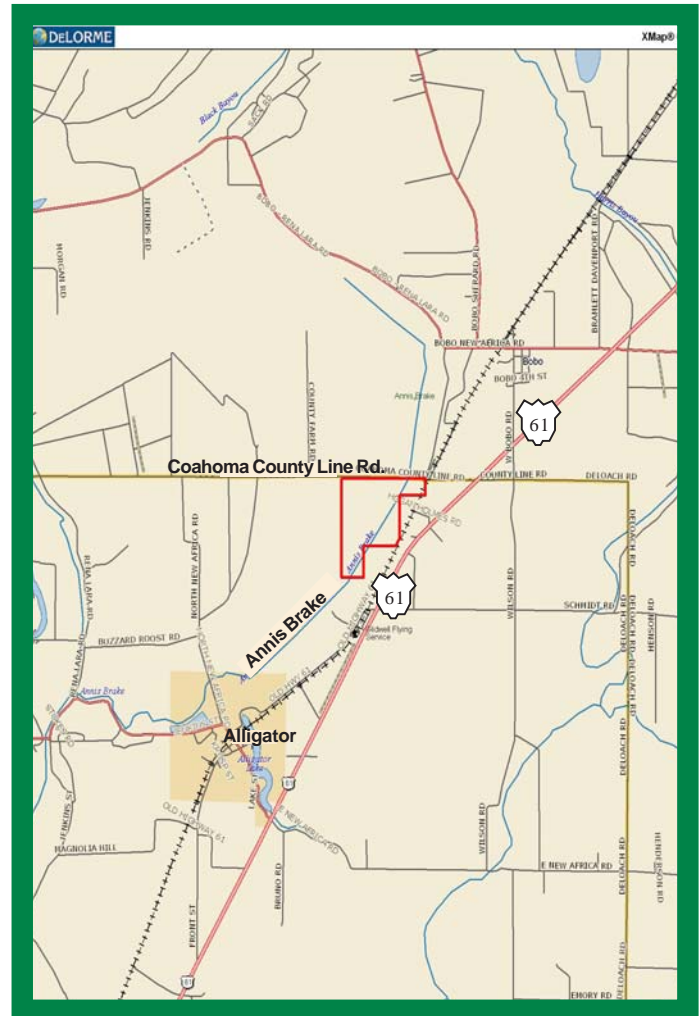
Annis Brake



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com

- Size:** 183± total acres
- Location:** 8.5 miles south of Clarksdale, MS, on the Bolivar-Coahoma County line. 1/2 mile west of U.S. Highway 61.
- Description:** This is a rare opportunity to own a piece of a premier duck-hunting slough. Annis Brake is prime waterfowl habitat that has been part of a duck club with an excellent hunting history for many years. The 183+- acre Cypress oxbow brake is located 8.5 miles south of Clarksdale, MS, on the Bolivar-Coahoma County line, 1/2 mile west of U.S. Highway 61. It is accessible in all weather by County Line Road. There are 16.6+- acres of land enrolled in CRP included, which are located along the banks of the brake. Waterfowl management has included the planting of millet in sections of the CRP.
- Taxes:** 2008: \$631.11
- Possession:** At closing, subject to existing leases.
- 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.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

Annis Brake

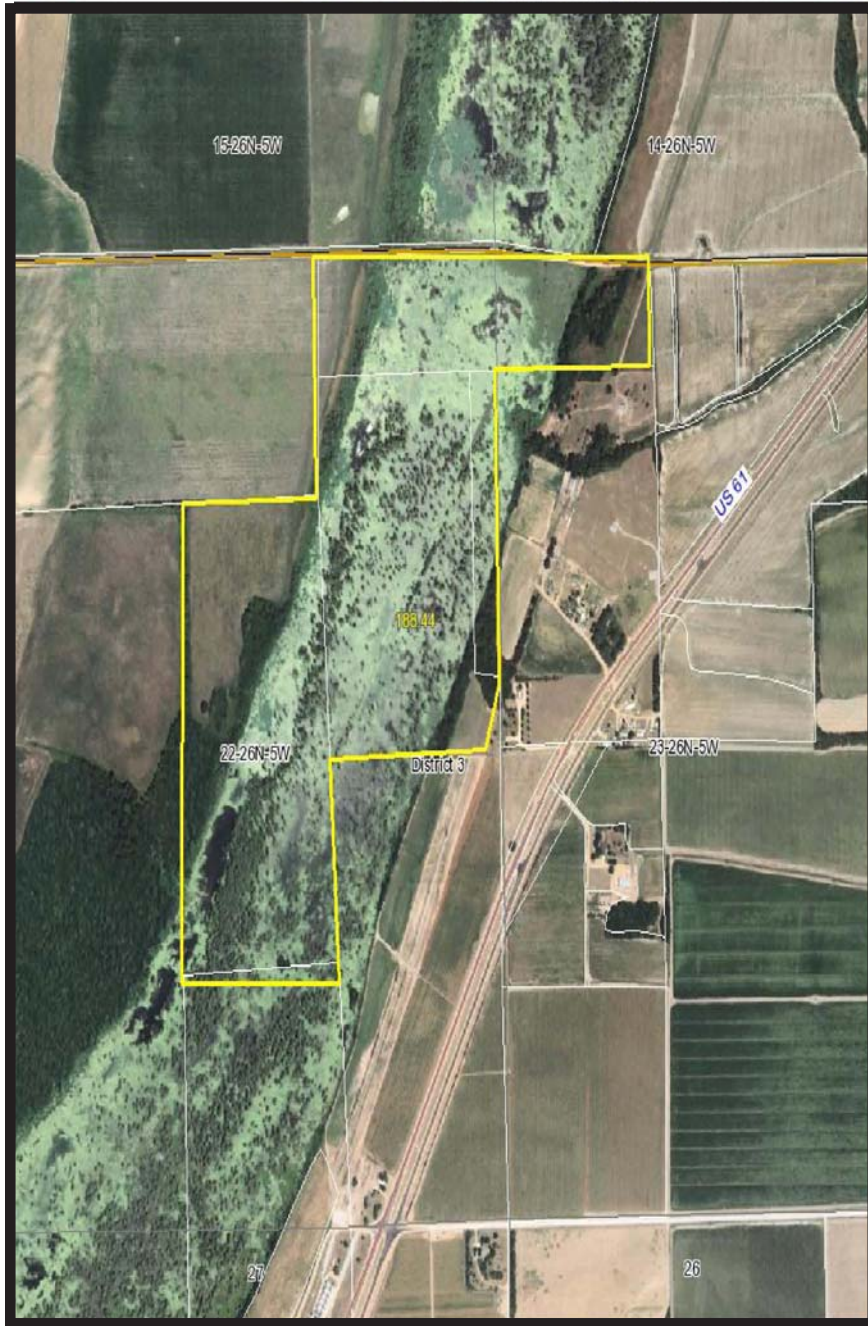
183± acres
Bolivar County, MS



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Aerial Map



For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller