



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Montezuma Bend Plantation containing 2,874 +/- gross land acres through fee simple title, accretion and levee board lease. This plantation offers a wide range of land use and investment opportunities seldom seen in the delta region. The plantation is located just south of the Helena bridge and west of the mainline Mississippi River levee, in Coahoma County near Moon Lake.

The plantation contains 2,293.50 deeded acres, managed for timber production and recreational hunting. Just over 20% of the acres are enrolled in a CRP program generating annual income with an additional 274 acres of cropland acres being cultivated annually for wildlife. Montezuma Bend has a long history of producing excellent recreational hunting. The habitat has been developed for all aspects of alluvial lands sporting opportunities, from its managed Bob White Quail facility and native grass buffers to the 70-acres of land formed fields used for duck crop production. Additional waterfowling opportunities can be found in the property's 7 natural lakes and numerous natural depressions found throughout the plantation. There is a healthy turkey population found at Montezuma with as many as 13 long beards being counted together in the fall of 2019. As consistently found along the Mississippi River, the whitetail deer hunting is arguably unrivaled nationwide... Some of the annual hunting guests to the plantation have commented the deer herd is second to none on Mississippi Batture lands...

Thompson road is a paved county road leading to the property access point at the mainline river levee. On the protected side of the levee the property includes a one-acre site containing a state of the art quail raising facility and equipment storage area conducive to build any type of permanent building, giving owners the ability to be sheltered from a prolonged river event.

Montezuma Bend was named after the steamboat Montezuma which sank in the vicinity sometime in February of 1829. The story goes she hit a "sawyer" which is a tree trunk that has embedded in the bottom of the river and still has the top sticking out barley above water. The steamboat being visible in the area for many years afterward gained its name. Eventually the currents shifted west, creating a new channel, leaving the old cutoff. The bend began to accrete and grow in size which to this day continues.

Located on the south end of the plantation at "Snag lake" a former river channel during the Civil war era, lies Grant's Pass, a man made channel that was constructed by union troops to allow access into Moon Lake and passage into Yazoo Pass, which connected the lake to the Yazoo River allowing access though the Mississippi Delta to Vicksburg.

Interested parties to this historic plantation should inquire with Sartains Heritage Properties, LLC

Montezuma Bend Property Summary

Property Breakdown

- 1,526.12 Timberland
 - 479.68 FSA CRP
 - 287.7 +/- open and cultivated, FSA effective Cropland
 - 2,293.5 **Gross acres** – *fee simple title*
 - 92 +/--acres accretion - *not titled*
 - 489.3-acre Levee Board Land Lease
 - Total Riverside Acres: 2,874.80 (*lease, title & accretion acres*)
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Soil Type

- Alluvial land (Ag) 89%
 - Water (W) 8%
 - Doweling Clay (Da) 3%
-

Ground Elevation

- 165 Feet Ground elevation River Side – 180 Feet at tow of levee slope
-

Improvements:

- 1-70 X 60 specialty building (4,200sqft) – located on the protected side of levee
 - elevated rustic cabin
 - one shaft driven ground water well
 - Extensive road network
 - 70 acres land formed waterfowl Impoundments
-

Income:

- CRP: \$75,622.00 – up to annual payment
 - Annual Hunting licenses: \$30,000.00 (6)
 - Carbon Sequestration payment, based on annual carbon sold
-

Montezuma Bend Property Summary

Taxes:

- \$12,031.49 (2018)
-

Crop Base: See attached FSA 156EZ

- Soybean: 113.56
 - Peanut: .08
 - Corn: 17.62
 - Wheat: 70.18
-

Price: \$7,095,000.00 –

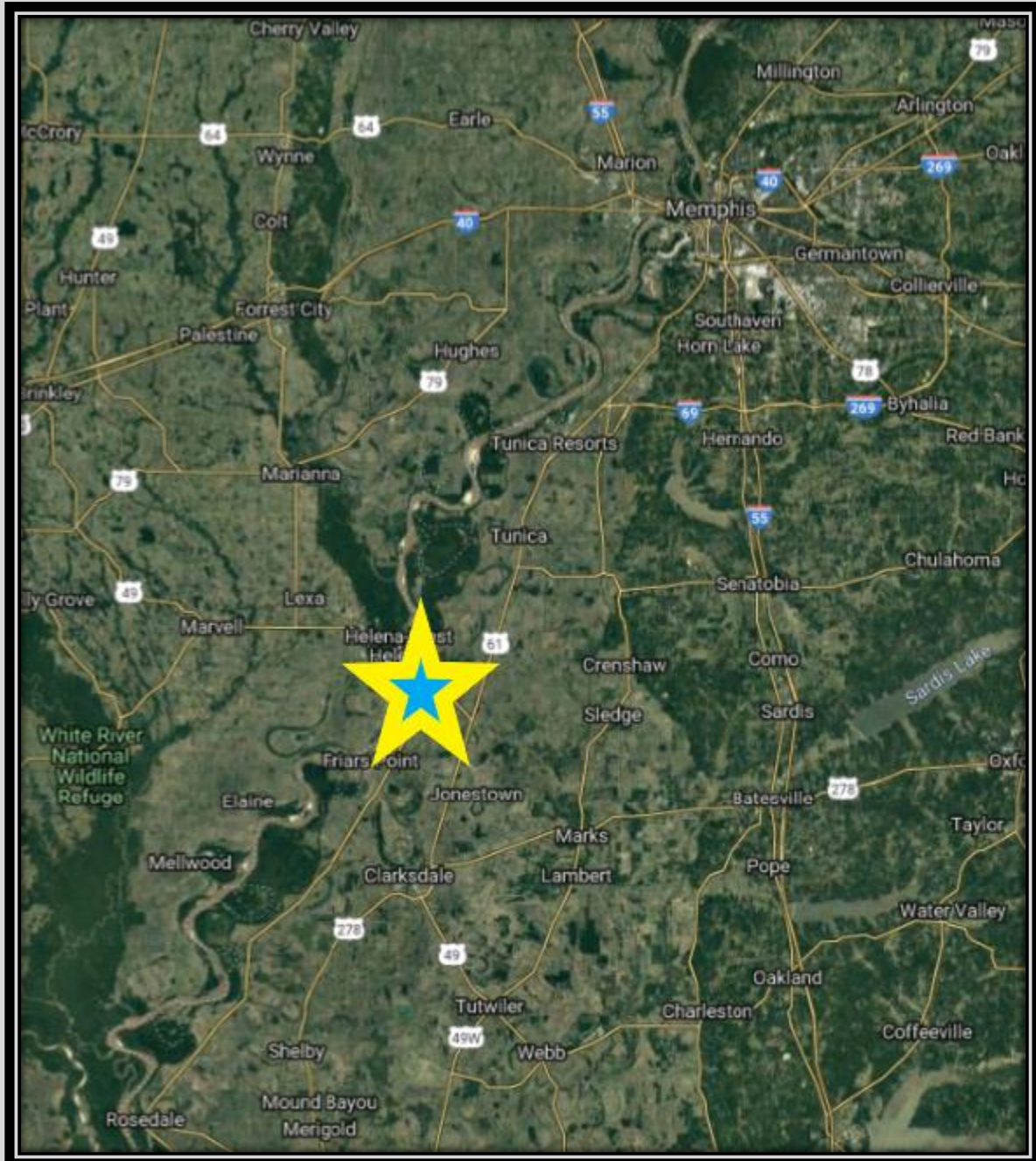
Owner shall convey property based on fee simple title acres by warranty deed, all lands under levee board lease shall be transferred by proration of the lease amount at closing, subject to acceptance of transfer approval by the levee board. All accretion acres will be conveyed but no warranty shall be included in those acres due to there being no title.

Sartains Heritage Properties office: 601-856-2720 / officemanager@sartainsheritage.com

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Rob Coker 662-571-7348 or rcoker@sartainsheritage.com

Location Map



Boundary Map



Improvement Map



Aerial photos



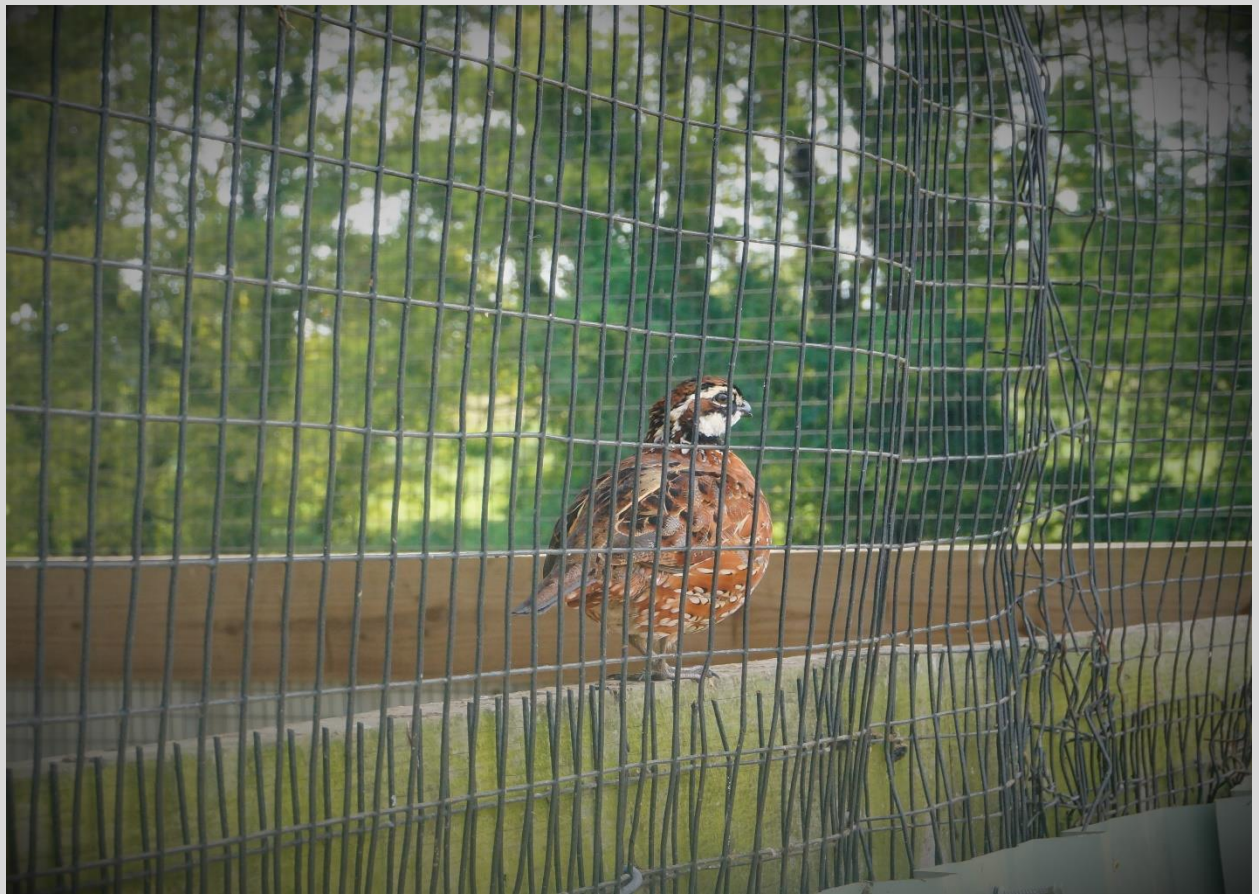
Photos













FSA 156 EZ DATA

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
696.57	368.58	368.58	0.00	0.00	241.07	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	127.51	0.00	0.00	0.00	0.00	0.00

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MISSISSIPPI
COAHOMA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3506
Prepared : Aug 27, 2019
Crop Year : 2019

Tract 672 Continued ...

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	51.55	0.00	0	51
Corn	4.81	0.00	0	103
Peanuts	0.02	0.00	0	3649
Soybeans	31.47	0.00	0	29
TOTAL	87.85	0.00		

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
575.23	199.07	199.07	0.00	0.00	138.95	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	60.12	0.00	0.00	0.00	0.00	0.00

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MISSISSIPPI
COAHOMA
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United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 3506
Prepared : Aug 27, 2019
Crop Year : 2019

Tract 678 Continued ...

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Corn	8.14	0.00	0	103
Peanuts	0.04	0.00	0	3649
Soybeans	51.94	0.00	0	29
TOTAL	60.12	0.00		

FSA 156 EZ DATA

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
53.33	44.61	52.70	0.00	0.00	13.53	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	39.17	0.00	0.00	0.00	8.09	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	6.47	0.00	0	51
Corn	1.62	0.00	0	103
Peanuts	0.01	0.00	0	3649
Soybeans	10.47	0.00	0	29
TOTAL	18.57	0.00		

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
49.36	1.71	14.41	0.00	0.00	0.00	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	14.41	0.00	0.00	0.00	12.70	0.00

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	2.35	0.00	0	51
Corn	0.59	0.00	0	103
Soybeans	3.81	0.00	0	29
TOTAL	6.75	0.00		

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
320.21	132.62	132.62	0.00	0.00	86.13	0.00	0.00
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel Activity	Broken From Native Sod
0.00	0.00	46.49	0.00	0.00	0.00	0.00	0.00

DCP Crop Data				
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MISSISSIPPI COAHOMA Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 3506 Prepared : Aug 27, 2019 Crop Year : 2019
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Tract 7935 Continued ...				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield
Wheat	9.81	0.00	0	51
Corn	2.46	0.00	0	103
Peanuts	0.01	0.00	0	3649
Soybeans	15.87	0.00	0	29
TOTAL	28.15	0.00		