



County Line Farm 916.22 +/- ac. Panola & Quitman Counties, Ark.

TOTAL SIZE 916.22 +/- Deeded Ac., 908.09 +/- FSA Farmland Ac., 877.57 +/- FSA Cropland Ac., and 675 +/- Total Irrigated Ac.

LOCATION North and east of Sledge, Mississippi. In Sections 19 and 31, Twp 7S, Range 9W; Sections 5 and 6, Twp 8S, Range 9W; and Section 24, Twp 7S, Range 10W.

DESCRIPTION This diverse property provides opportunities for multiple cropping options with a history of growing cotton, corn, rice and soybeans. The 675 +/- irrigated acres include 388 +/- pivot-irrigated acres, 137 +/- precision-leveled acres, and 150 +/- flood-irrigated acres with contour levees. The non-irrigated portion of the property surrounds the pivots. There is a history of excellent waterfowl hunting on the farm in flooded fields.

The main tract is located 1 mile east of Sledge on MS Highway 315 with access also on county-maintained Landfill Road. This tract has three pivots, two of which are towable. The Class II and III soils under the pivots have been planted in cotton, corn and soybeans in the past. Class III soils with contour levee flood irrigation have been planted in rice and soybeans. One other tract northeast of Sledge is located on either side of MS Highway 3. This precision-leveled ground with Class III soils has been planted in corn, rice and soybeans.

SOILS The soils on the farm are 92 percent Alligator Clay and 8 percent Falaya Silt Loam.

IMPROVEMENTS 9 Turbine wells with gearheads and pumps
1 Pivot, 1,311 ft.; 1 Towable pivot, 962 ft. and 1 Towable pivot, 1,082 ft.
1 Quonset shed

PROPERTY TAXES (2019) Panola County - \$12,291.46,
approximately \$13.48 per acre
Quitman County - \$147.63,
approximately \$17.79 per acre

POSSESSION At closing, subject to existing lease.

SHOWING By appointment only.

MANAGEMENT Professional
farm management
available.



**FOR
SALE**

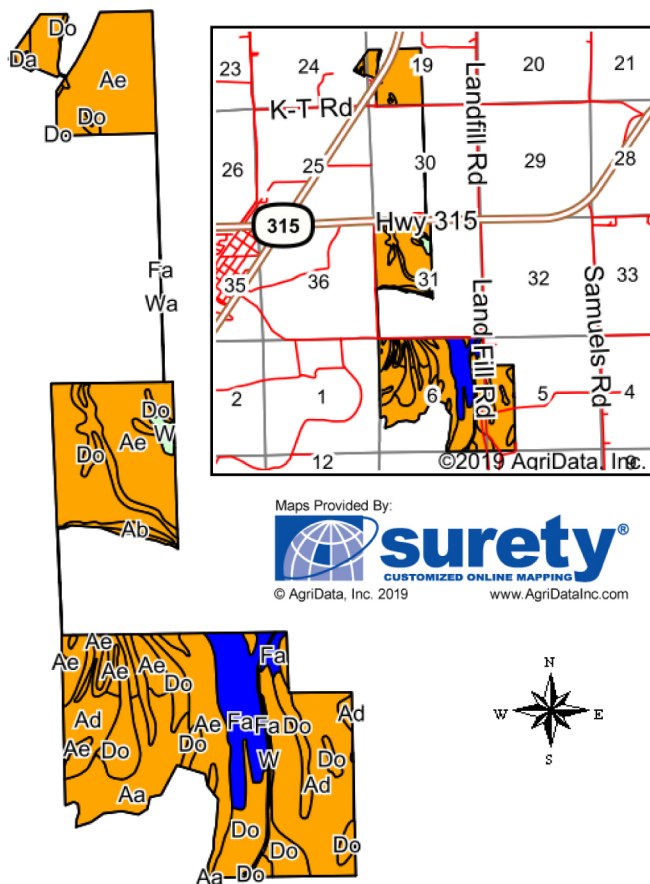
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County Line Farm (916.22 +/- ac.) Panola & Quitman, Cos., MS

FSA Data

| Panola Co.: | Crop | Base Ac. | PLC Yld. |
|--------------------|---------------|----------|----------|
| Farm #191 | Grain Sorghum | 25.4 | 48 |
| | Soybeans | 8.5 | 23 |
| Farm #4146 | Wheat | 99.1 | 39 |
| | Oats | 1.9 | 53 |
| | Rice | 28.4 | 3825 |
| | Corn | 12.6 | 83 |
| | Grain Sorghum | 141.8 | 50 |
| | Seed Cotton | 12.2 | 1349 |
| Farm # 4774 | Wheat | 5.85 | 44 |
| | Rice | 5.84 | 7214 |
| | Grain Sorghum | 1.21 | 47 |
| | Soybeans | 11.70 | 28 |
| | Seed Cotton | 84.80 | 1476 |
| | Generic | 21.20 | 0 |
| Farm # 5122 | Wheat | 134.80 | 36 |
| | Oats | 2.50 | 53 |
| | Rice | 18.40 | 3825 |
| | Corn | 16.80 | 83 |
| | Grain Sorghum | 201.80 | 50 |
| | Seed Cotton | 21.52 | 1658 |
| | Generic | 5.38 | 0 |

Soils Details



*n: The aggregation method is "Weighted Average using major components"
 *c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

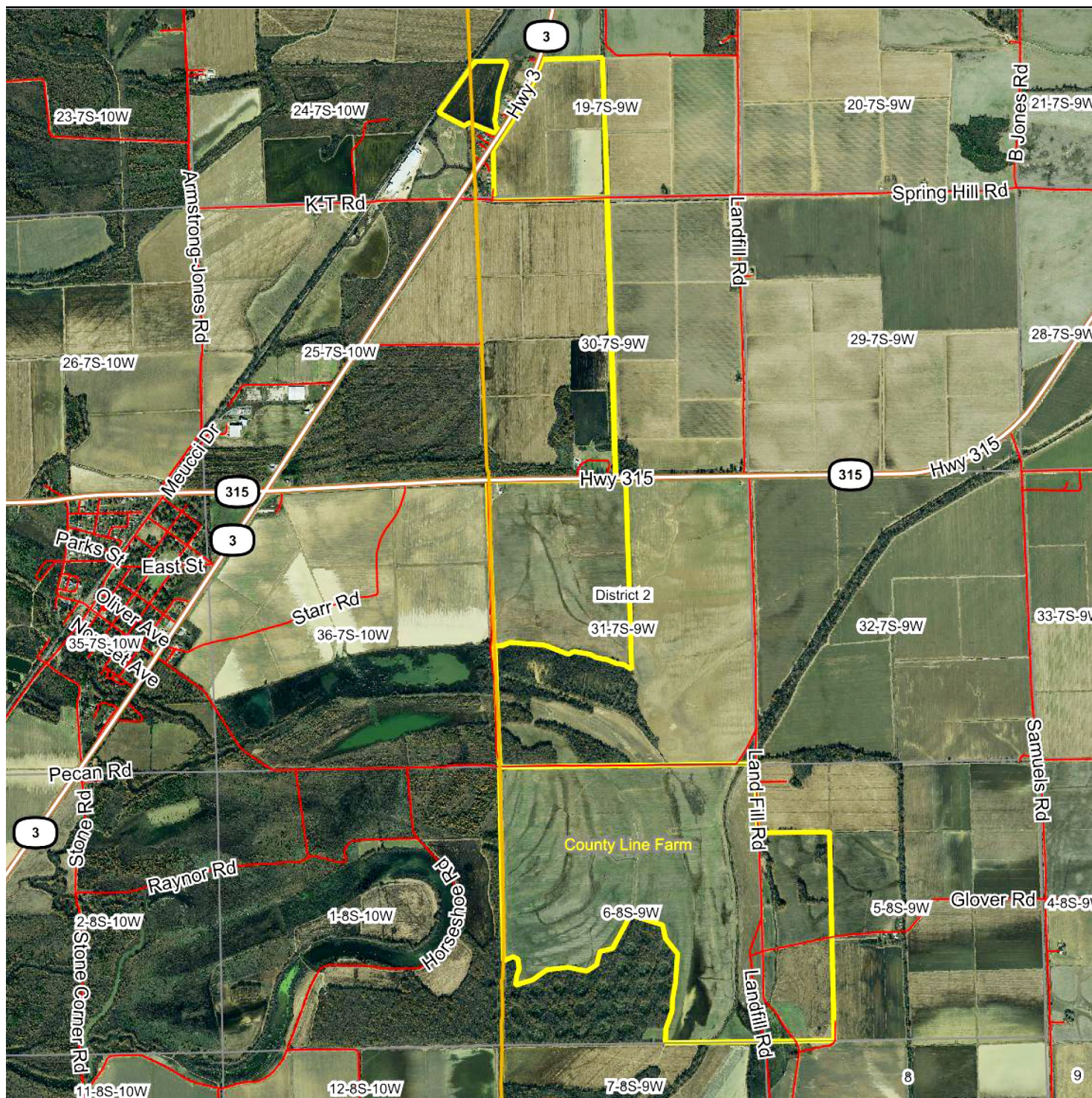
Area Symbol: MS107, Soil Area Version: 15
 Area Symbol: MS119, Soil Area Version: 15

| Code | Soil Description | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn | Cotton lint | Rice | Rice Irrigated | Soybeans | *n NCCPI Soybeans |
|------------------|---|--------|------------------|----------------------|------------------|------|-------------|------|----------------|----------|-------------------|
| Ae | Alligator silty clay loam, 1/2 to 2 percent slopes (rarely flooded) | 356.88 | 38.8% | | IIle | | 550 | 6 | | 30 | 39 |
| Do | Dowling silty clay and clay (alligator) (frequently flooded) | 201.10 | 21.9% | | IIle | | 550 | 6 | | 30 | 36 |
| Ad | Alligator silty clay loam, 0 to 1 percent slopes, rarely flooded | 186.99 | 20.3% | | IIIw | | 600 | 7.5 | 130 | 35 | 28 |
| Aa | Alligator clay, 0 to 1/2 percent slopes (rarely flooded) | 76.75 | 8.3% | | IIIw | | 600 | 7.5 | 130 | 35 | 36 |
| Fa | Falaya silt loam (occasionally flooded) | 75.27 | 8.2% | | IIw | 100 | 750 | | | 40 | 51 |
| W | Water | 11.30 | 1.2% | | | | | | | | 0 |
| Ab | Alligator clay, 1/2 to 2 percent slopes (rarely flooded) | 6.63 | 0.7% | | IIle | | 550 | 6 | | 30 | 36 |
| Ag | Alligator and Sharkey clays, nearly level phases | 4.21 | 0.5% | | IIle | | 550 | 6 | | 30 | 36 |
| Da | Dowling clay and silty clay (sharkey) | 0.74 | 0.1% | | Vw | | | | | | 1 |
| Wa | Waverly silt loam (frequently flooded) | 0.13 | 0.0% | | Vw | | | | | | 18 |
| Weighted Average | | | | | | 8.2 | 573.4 | 5.9 | 37.3 | 31.9 | *n 36.3 |



County Line Farm (916.22 +/- ac.) Panola & Quitman, Cos., MS

Aerial Map



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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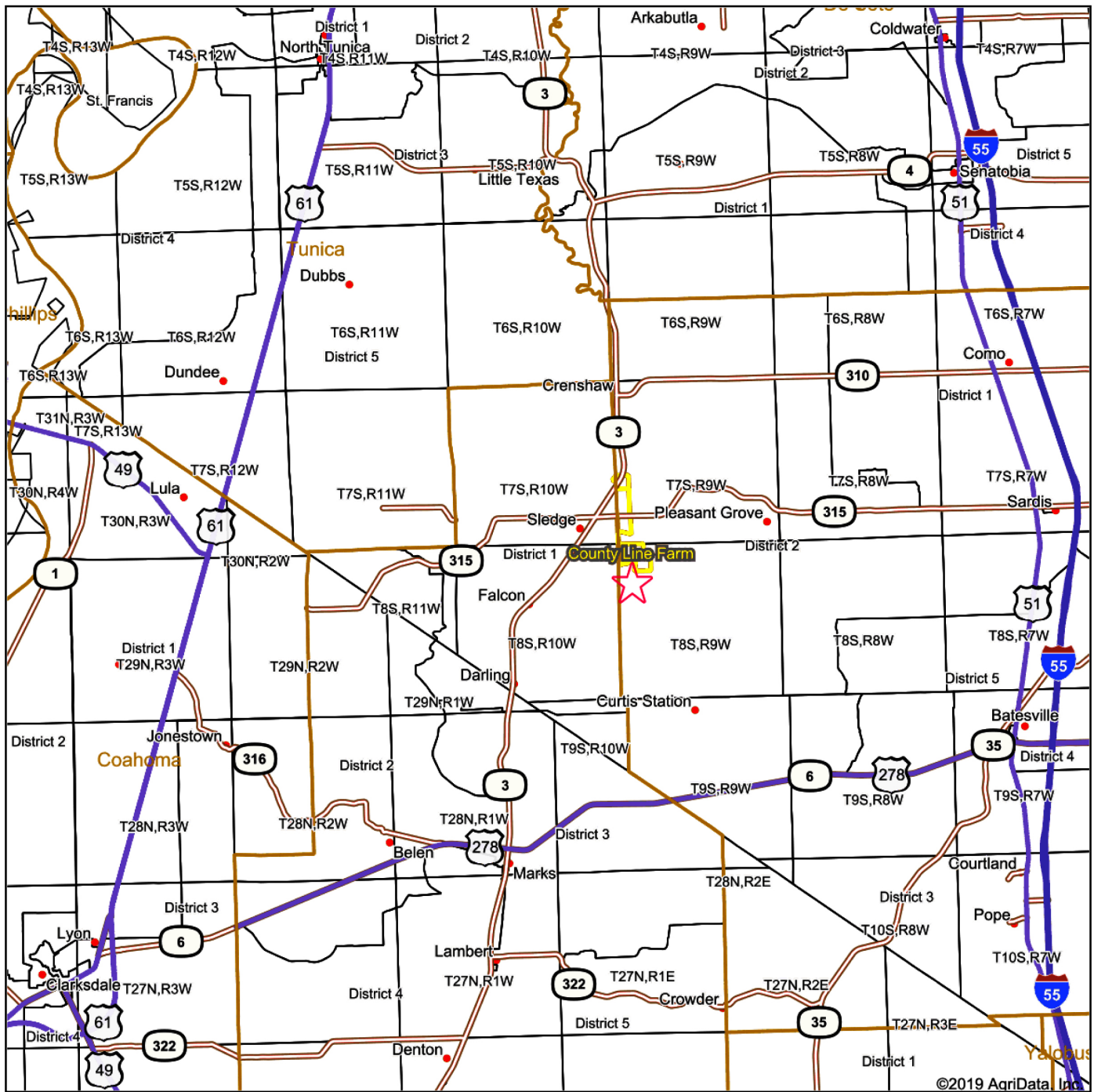
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Location Map



Maps Provided By:



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