



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Brooklyn Farm, located on the east bank of the Yazoo River at Belzoni Mississippi. This farm offers 185 surveyed land acres, 104.5 acres are in cultivation with the remaining 80 acres being in woods and lake. The property is not encumbered by any conservation easements and makes for a nice mixed use investment property with income from farming and recreational use.

Property Breakdown:

- FSA Cropland: 104.5 acre
- Woods: 70 acres
- Lake: 10 acres

Crop Base:

- Cotton: 83.44 ac @ 1714LBS
- UNA Generic: 20.86

Lease:

- Farm lease: \$16,500.00 (2024)
- Hunting: \$4,500 (2023)

Taxes: \$2,590.00 (2022)

Price: \$550,000.00

Interactive Map: <https://id.land/ranching/maps/db39afd29216ff52cfcea4a565a26416/share>

Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com

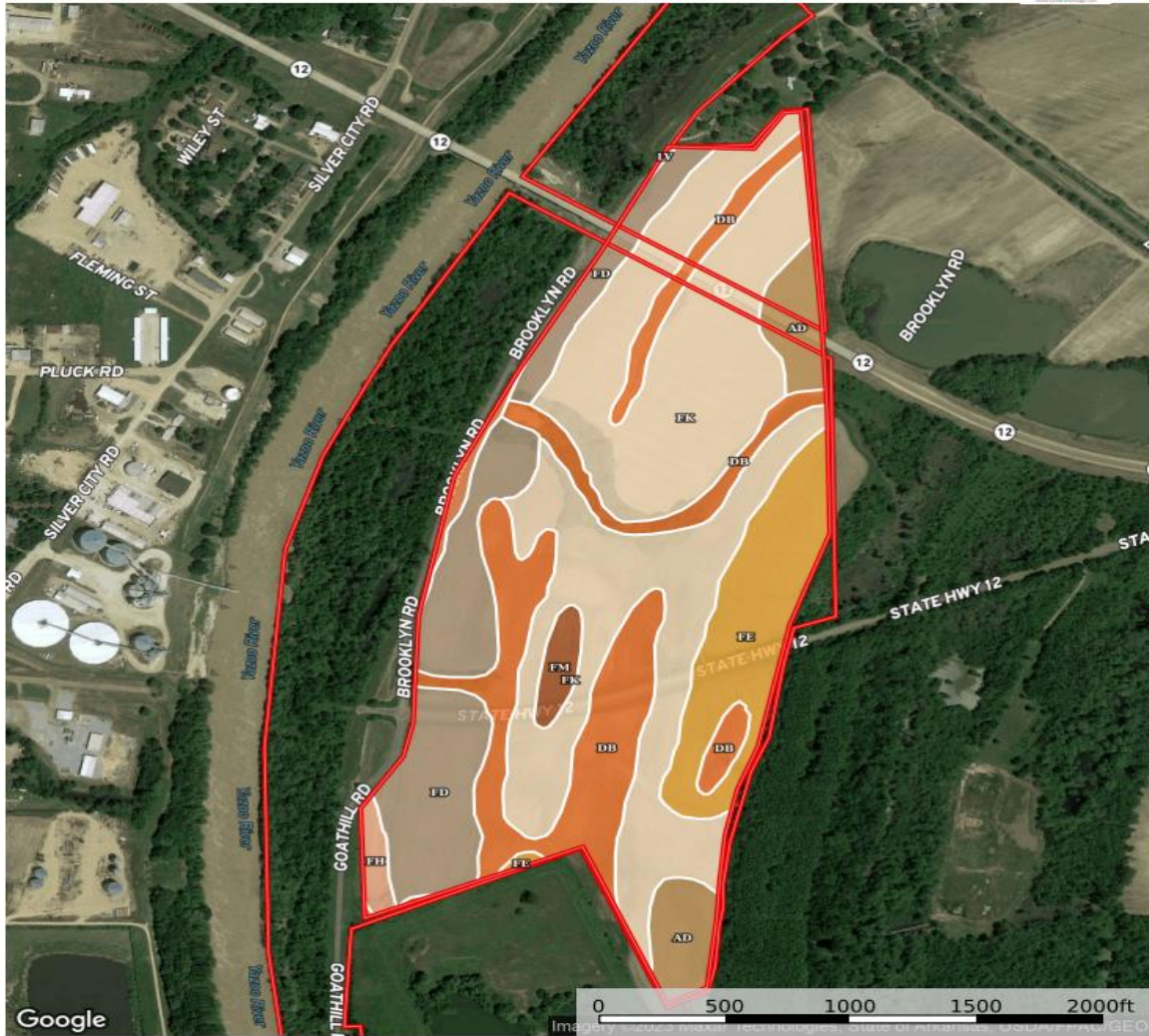
All information contained herein is considered reliable but not guaranteed for errors or omission. This property is owned by a broker affiliate.

BOUNDARY MAP



CROPLAND SOILS MAP

Brooklyn Farm
Mississippi, 185 AC +/-



Boundary 107.94 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fk	Forestdale silty clay loam, 2 to 5 percent slopes, frequently flooded	48.13	44.59	0	55	5w
Db	Dowling clay, frequently flooded (alligator)	20.42	18.92	0	30	3e
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	17.67	16.37	0	65	3w
Fe	Forestdale silty clay loam, 0.5 to 2 percent slopes, frequently flooded	11.75	10.89	0	55	5w
Ad	Alligator clay, 0.5 to 2 percent slopes, frequently flooded	6.09	5.64	0	52	3e
Fm	Forestdale silt loam, 0 to 2 percent slopes	1.61	1.49	0	65	3w
Fh	Forestdale silty clay loam, 2 to 5 percent slopes	1.18	1.09	0	65	3w
LV	Levee	1.09	1.01	0	-	-
TOTALS		107.94(*)	100%	-	51.44	4.12

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





