



Farm, Timber & Recreational land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: 135 farmland acres located in Humphreys County, Mississippi, near Louise. This farm is 134 acres of cultivation, being 75% precision land formed and 90% irrigated by one 60hp electric well. Soil types are suitable for corn, soybeans and rice. Easy grain transportation by county road and state highway 14.

Improvements:

- 100 acres precision land formed
- 60hp irrigation well

Primary Soils: Cap Rate: 3 / silt clay & clay formation – see soils map

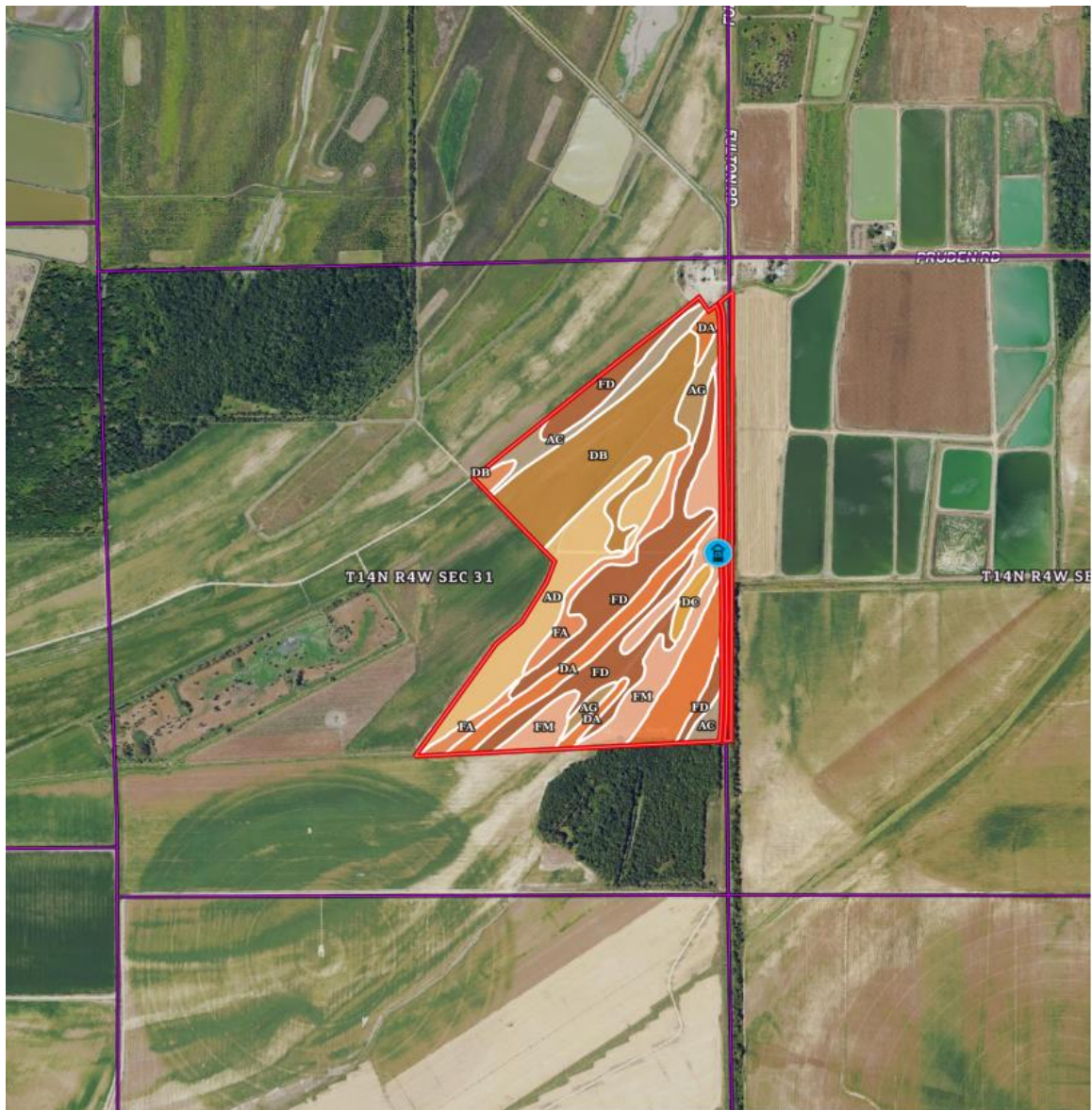
Crop Base:

Lease:

- \$25,000 per crop year through 2024
- \$3,000. Per year hunting income (estimated)

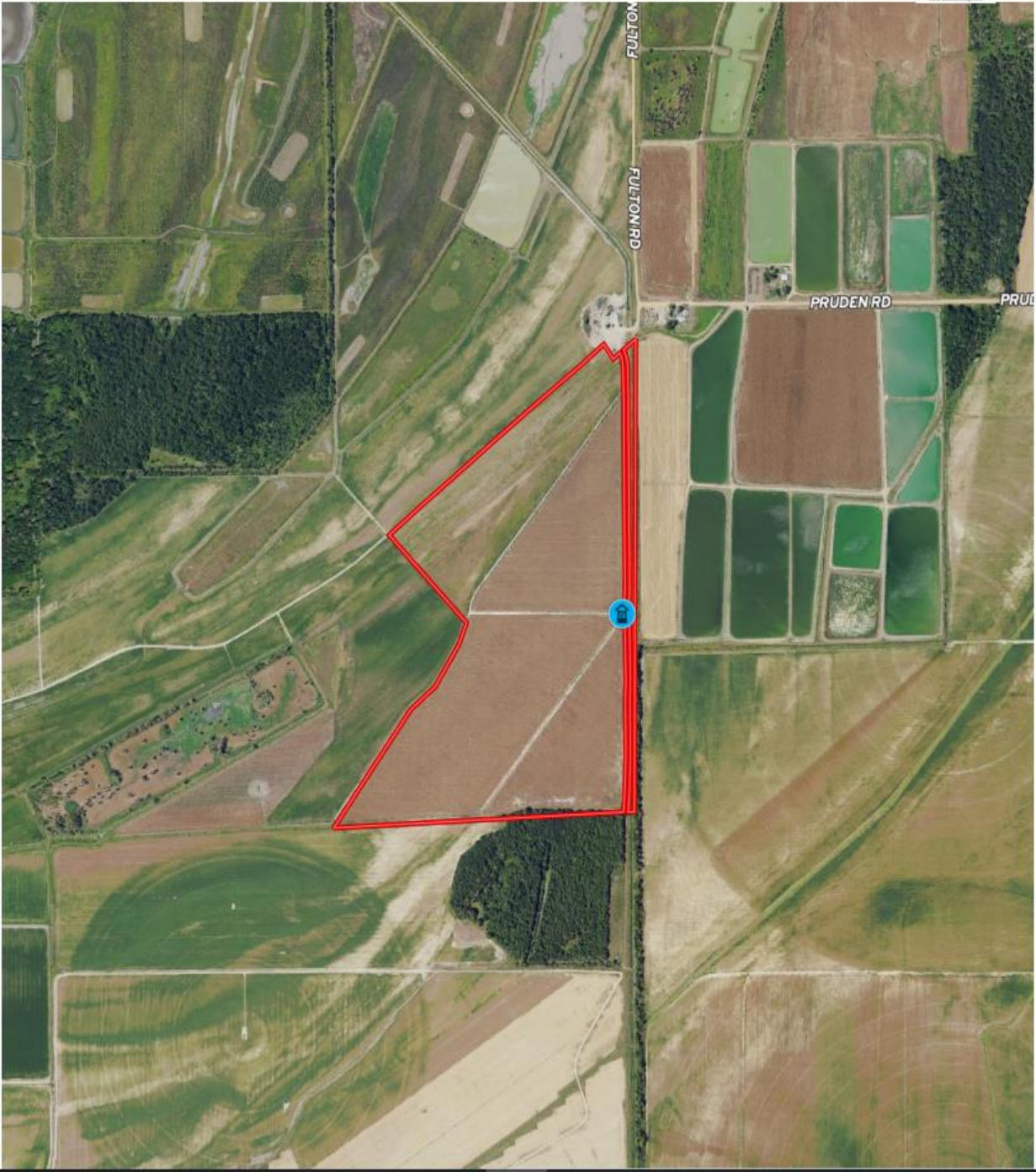
Price: \$700,000.00

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



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	30.63	22.72	0	65	3w
Db	Dowling clay, frequently flooded (alligator)	26.47	19.63	0	30	3e
Da	Dowling clay (alligator)	18.96	14.06	0	49	3e
Ad	Alligator clay, 0.5 to 2 percent slopes, frequently flooded	18.95	14.06	0	52	3e
Fm	Forestdale silt loam, 0 to 2 percent slopes	17.7	13.13	0	65	3w
Fa	Forestdale silty clay, 0 to 2 percent slopes	8.44	6.26	0	65	3w
Ac	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	7.69	5.7	0	55	3e
Ag	Alligator silty clay loam, 0 to 2 percent slopes, rarely flooded	4.16	3.09	0	55	3e
Dc	Dowling soils (alligator)	1.81	1.34	0	33	3e
TOTALS		134.8 1(*)	100%	-	52.74	3.0

Pruden Farms 140
Mississippi, AC +/-





United States
Department of
Agriculture

Humphreys County, Mississippi



Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.19	134.19	134.19	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	134.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.75	0.00	173
Soybeans	58.72	0.00	39
Seed Cotton	41.72	0.00	2323
Unassigned Generic Base	10.44	0.00	0
Rice-Long Grain	4.96	0.00	4860
TOTAL	120.59	0.00	



