

Maroon Magnolia

Sunflower County, MS

1,961 +/- Acres



Offered By



Ag Land
Management
GROUP LLC

1114 Halle Park Circle
Collierville, TN 38017

Steve Brunson II, AFM
Real Estate Broker in AR, LA, MS, TN
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Ag Land Management Group, LLC is the Exclusive Agent for the property described herein.
This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy.

Prospective buyers are encouraged to inspect the property and perform their own independent due diligence. Ag Land Management Group, LLC and its agents assume no liability as to errors, omissions, or investment results.
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Maroon Magnolia

Description: Maroon Magnolia is an investment grade farm in Sunflower County, MS. The farm consists of 1,703.05 tillable acres and 10.25 acres of CRP in one contiguous tract. This is a highly productive farm with strong yield history and is well suited for rice and soybean production. Of the 1,703.05 tillable acres, 99% are irrigated and 94% are precision leveled to grade. There are thirteen irrigation wells and six relifts. Additionally, two irrigation reservoirs and two large tailwater recovery systems provide excellent surface water capacity.

Location: The farm is located five (5) miles northeast of Indianola, MS and five (5) miles northwest of Moorhead, MS on Watson Rd off of Highway 49.

[Maroon Magnolia Locator Map](#)

Access: The farm is easily accessible from Highway 49 by turning south on Watson Road and from Highway 82 by turning north on Nobile Road.

Acres: There are 1,961.60 +/- tax acres associated with this farm. The Farm Service Agency allocates 1,703.05 acres to cropland and 10.25 acres being enrolled in the Conservation Reserve Program.

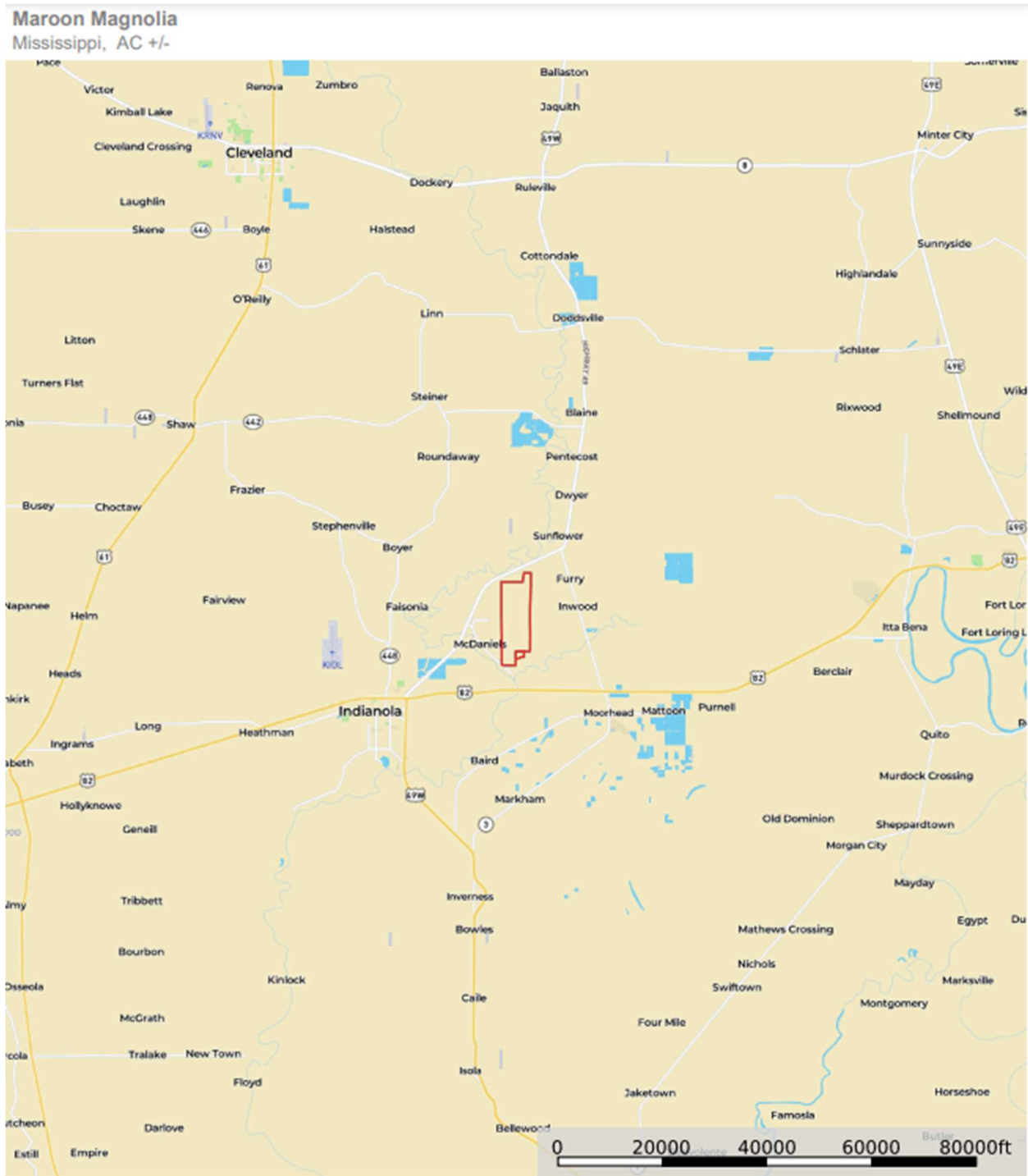
List Price: **\$13,500,000**

Showing: By appointment only. For appointment please contact:
Steve Brunson
Ag Land Management Group, LLC
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901-850-5303

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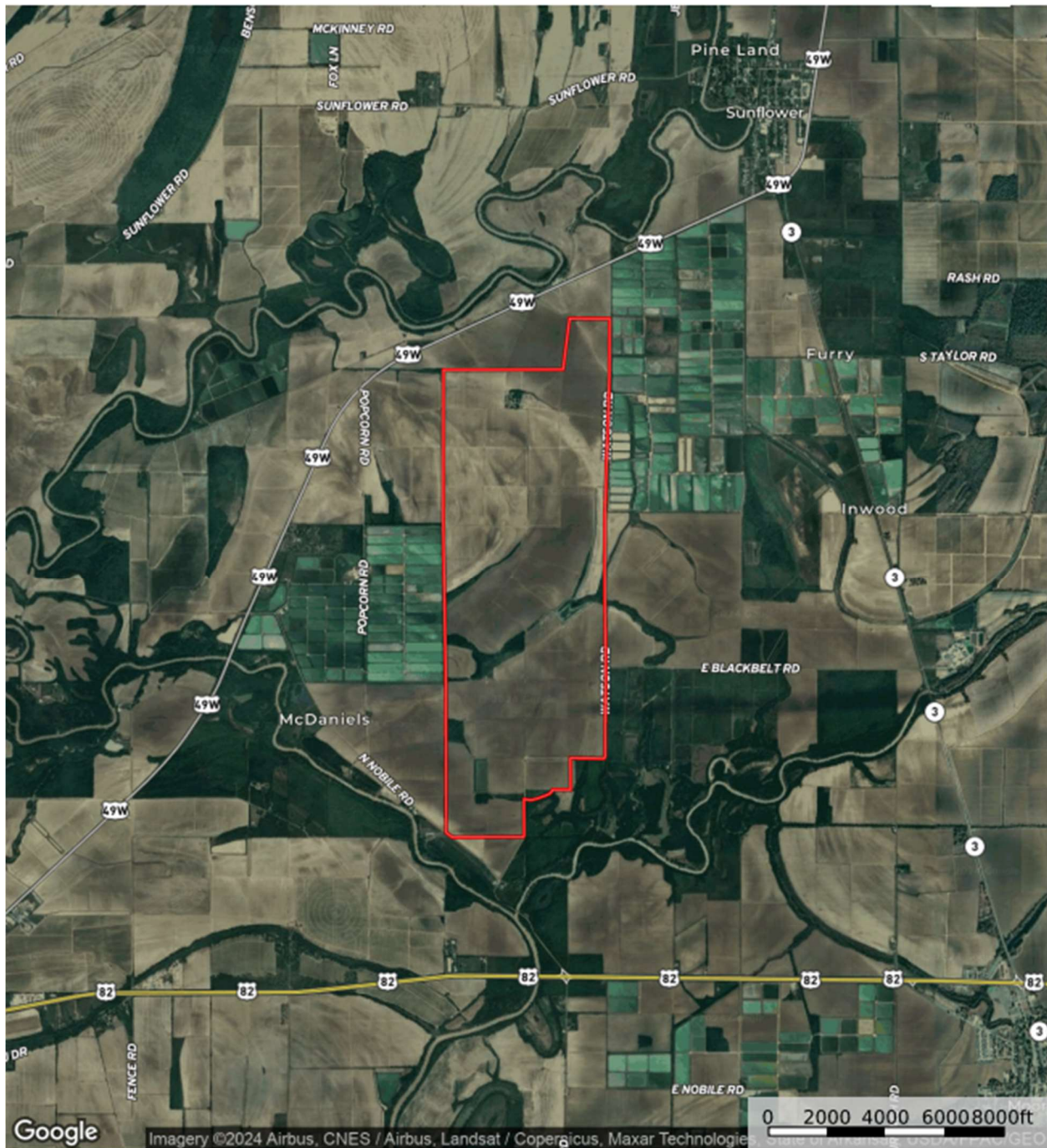
LOCATION MAP



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AERIAL MAP



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MAROON MAGNOLIA

- Subject Acres:** Maroon Magnolia is one contiguous tract consisting of 1,961.60 +/- tax acres. The Farm Service Agency states via the 156-EZ that there are 1,703.05 acres of tillable cropland and 10.25 acres enrolled in the Conservation Reserve Program. There are two reservoirs totaling 22 acres that are connected to tailwater recovery systems providing surface water irrigation. A five-acre HQ site that contains three grain bins, a house, and an open equipment shed situated on the northern part of the farm, and the remaining 214 +/- acres consist of woods, roads, ditches, and waste.
- Cropland Info:** Maroon Magnolia contains 1,713.3 +/- acres of tillable cropland. Of the 1,713.3 acres of cropland, 1,706.87 acres (99%) are furrow irrigated via thirteen irrigation wells and six relifts with the remaining 6.43 acres being non-irrigated.
- Improvements:** The property has two large tailwater recovery systems, two large surface water ponds, thirteen irrigation wells, six relifts, three grain bins, a house, and an open equipment shed.
- Soils:** 64% +/- of the soils are Class III and 29.5% +/- are Class V. The dominant soil types are Dowling Clay, Alligator Clay, and Sharkey Clay. The NCCPI rating is 48.5.

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Crop History: Historically, soybeans and rice have been the two crop choices on the property. The farm boasts an excellent yield history with soybeans yielding consistently above 70 bushels per acre and rice averaging 190 bushels per acre. See the previous four years of yield history.

Year	Soybeans	Rice
2020	76.54 bushels/acre	207.71 bushels/acre
2021	73.5 bushels/acre	175 bushels/acre
2022	71.83 bushels/acre	N/A
2023	74.86 bushels/acre	N/A

Lease Info: The farm is leased through the end of 2024. Lease information will be shared upon request.

Taxes: Property taxes in 2023 were \$22,682.30.

Price: **\$13,500,000**

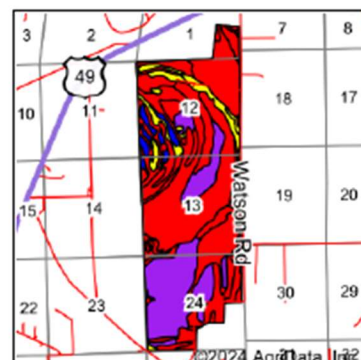
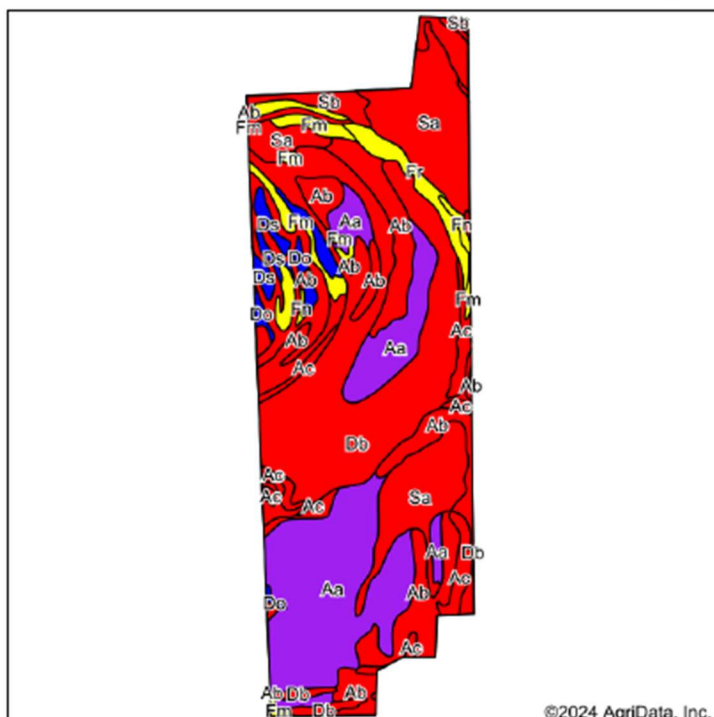
Notes: The farm is subject to a purchase option with a solar developer. Additional information is available upon request.

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Soils Map



State: **Mississippi**
 County: **Sunflower**
 Location: **13-19N-4W**
 Township: **District 3**
 Acres: **1912.4**
 Date: **4/16/2024**



Maps Provided By:
surety
 CUSTOMER ONLINE MAPPING
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Area Symbol: MS133, Soil Area Version: 19											
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Rice Bu	Soybeans Bu	*n NCCPI Overall
Db	Dowling clay (sharkey)	563.84	29.5%		Vw						40
Aa	Alligator clay, 0 to 0.5 percent slopes	441.59	23.1%		Illw		600	130	7.5	35	53
Ab	Alligator clay, 0.5 to 3 percent slopes	313.93	16.4%		Ille		550		6	30	49
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	293.53	15.3%		Illw		650	130		40	43
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	73.46	3.8%		Illw	50	600	130		35	65
Ac	Alligator clay, 3 to 7 percent slopes	69.35	3.6%		Ille		550		6	30	49
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	50.86	2.7%		IVw		612.5			36.2	50
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	40.18	2.1%		Ile	85	810			36	86
Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	39.76	2.1%		Illw	50	600	130		35	65
Do	Dundee silty clay loam, 0 to 3 percent slopes	17.08	0.9%		Ilw	85	750			40	86
Fn	Forestdale silty clay loam, 3 to 7 percent slopes	8.20	0.4%		Illw	50	600	130		35	64
Ag	Alligator silty clay, 0.5 to 3 percent slopes	0.62	0.0%		Ille		550		6	30	49

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MISSISSIPPI
SUNFLOWER

Form: FSA-156EZ

See Page 3 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5376

Prepared : 7/13/23 3:18 PM CST

Crop Year : 2023

Operator Name : AKERUE
CRP Contract Number(s) : 329C
Recon ID : 28-133-2016-51
Transferred From : None
ARCPLC G/WF Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,929.21	1,713.30	1,832.57	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	1,822.32	100.40			10.25	0.00	119.27	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT, SORGH, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	174.44	0.00	53	
Corn	629.31	0.00	139	100
Grain Sorghum	17.69	0.00	52	
Soybeans	743.20	0.00	51	100
Rice-Long Grain	327.66	0.00	5356	
TOTAL	1,892.30	0.00		

NOTES

Tract Number : 2096

Description : G-17, G-18, S1,12,13, T19N, R4W
FSA Physical Location : MISSISSIPPI/SUNFLOWER
ANSI Physical Location : MISSISSIPPI/SUNFLOWER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : Wetland converted between December 23, 1985 and November 28, 1990
Owners : MAROON MAGNOLIA LLC
Other Producers : None
Recon ID : None

Page: 1 of 3

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MISSISSIPPI
SUNFLOWER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5376
Prepared : 7/13/23 3:18 PM CST
Crop Year : 2023

Tract Land Data

Tract 2096 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,180.07	1,070.76	1,123.65	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	1,123.65	69.00	0.00	0.00	52.89	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	107.51	0.00	53
Corn	387.84	0.00	139
Grain Sorghum	10.90	0.00	52
Soybeans	477.68	0.00	51
Rice-Long Grain	201.94	0.00	5356

TOTAL 1,185.87 0.00

NOTES

Tract Number : 6706

Description :
FSA Physical Location : MISSISSIPPI/SUNFLOWER
ANSI Physical Location : MISSISSIPPI/SUNFLOWER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract contains a wetland or farmed wetland
WL Violations : Wetland converted between December 23, 1985 and November 28, 1990
Owners : MAROON MAGNOLIA LLC
Other Producers : None
Recon ID : 28-133-2016-50

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
749.14	642.54	708.92	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	698.67	31.40	10.25	0.00	66.38	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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Page: 2 of 3

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MISSISSIPPI
SUNFLOWER
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 5376
Prepared : 7/13/23 3:18 PM CST
Crop Year : 2023

Tract 6706 Continued ...

Wheat	66.93	0.00	53
Corn	241.47	0.00	139
Grain Sorghum	6.79	0.00	52
Soybeans	265.52	0.00	51
Rice-Long Grain	125.72	0.00	5356
TOTAL	706.43	0.00	

NOTES

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United States
Department of
Agriculture

Sunflower County, Mississippi



Common Land Unit

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU=GR for Wheat(SRW), Oats(WTR), Rice(LGR),
Corn(YEL), Grain Sorghum(GRS), Soybeans(COM);
IU=NP for Peanuts(RUN), IU=FG for FAVs;
For Grass/Mixed Forage: IU=FG if Hayland,
'GZ' if (P)astureland, 'LS' if Left Standing;
Crop Status=Initial; Irrigation Practice='N' except for
Rice; Planting Pattern=Solid; Idle=100% Shares=100%

Tract Cropland Total: 1070.76 acres

2023 Program Year

Map Created February 27, 2023

Farm 5376

Tract 2096

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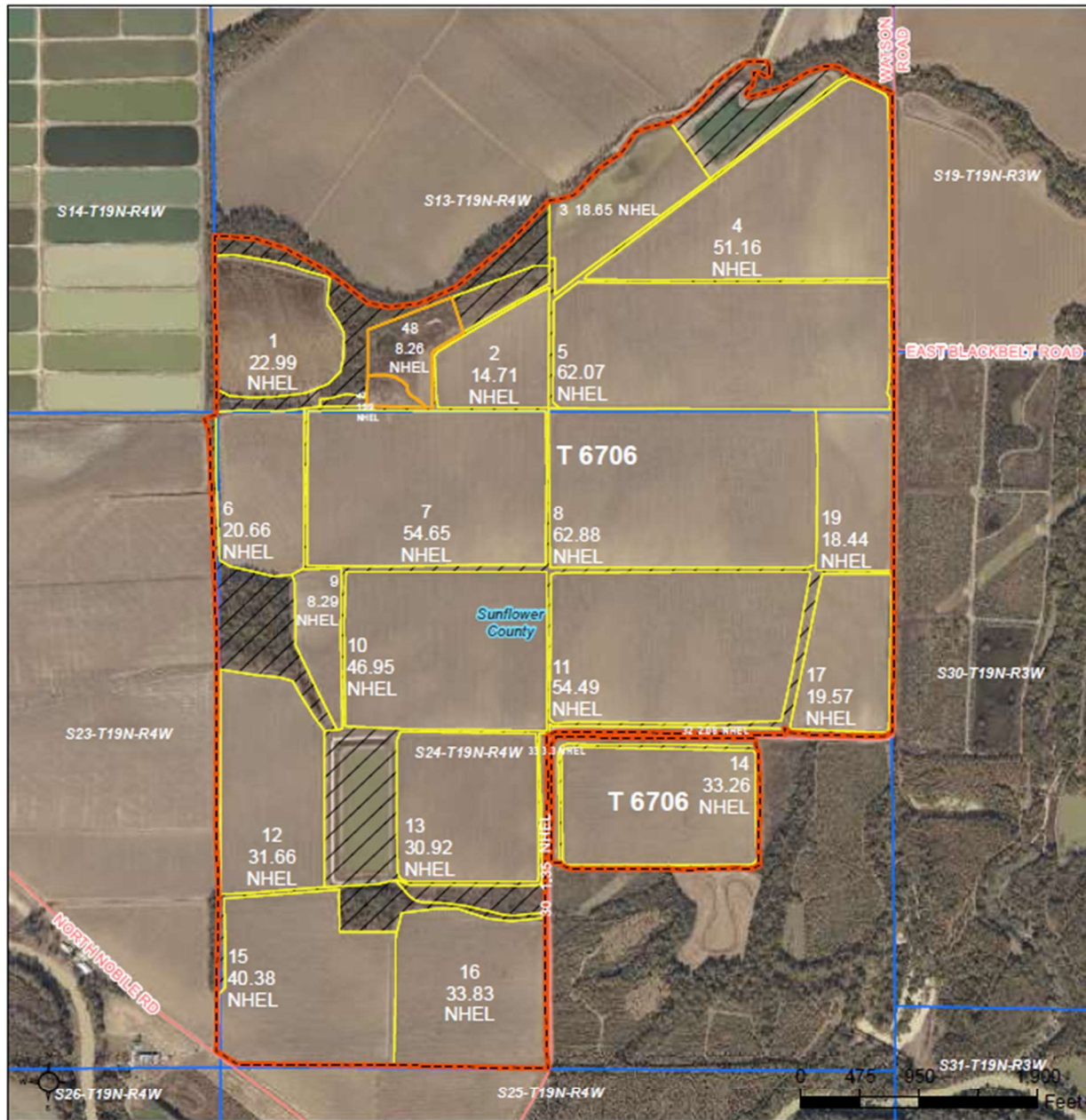
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United States
Department of
Agriculture

Sunflower County, Mississippi



Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

Restricted Use
 Limited Restrictions
 Exempt from Conservation Compliance Provisions

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IU=NP for Peanuts(RUN), IU=FG for FAVs;
For Grass/Mixed Forage: IU=FG if Hayland,
'GZ' if (P)astureland, 'LS' if Left Standing;
Crop Status=Initial; Irrigation Practice=N except for
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 642.54 acres

2023 Program Year
Map Created February 27, 2023

Farm 5376
Tract 6706

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