



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

601-856-2720

Property: Weathersby Farm, 195.57 land acres, of which 119.91 are FSA cropland acres and 75.66 acres of woodland, located in Holmes County Mississippi. This investment is comprised of six separate tracts, of which three are cropland and three are woodland. The farmland consists of non-irrigated light soil complexes, capable of growing corn, cotton, and soybeans. The wooded tracts are non-improved recreational timberlands suitable for hunting.

Soil Capacity Profile: 2.2 Cap average / 85.29 NCCPI Index (see soils map)

Crop Base: 119 base acres – see attached 156EZ

Lease: \$18,000.00 annually, expiring crop harvest 2024

Interactive Map: <https://id.land/ranching/maps/8f95d1268ee2476fe1e07c84bd4fa253/share>

Property Tax: \$4,480.00

Price: \$800,000.00

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

OVERVIEW MAP



BOUNDARY MAP



CROPLAND SOILS



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DbB	Dubbs silt loam, 2 to 5 percent slopes	72.18	57.05	0	90	2e
DbA	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	40.81	32.26	0	90	2e
Ar	Alligator silty clay loam, occasionally flooded	8.82	6.97	0	44	4w
Ao	Alligator silty clay, occasionally flooded	3.07	2.43	0	40	4w
Te	Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded	1.47	1.16	0	73	3w
W	Water	0.14	0.11	0	-	-
DdA	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	0.03	0.02	0	88	2w
TOTALS		126.52(*)	100%	-	85.29	2.2

FSA DATA

MISSISSIPPI HOLMES Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 4115 Prepared : 4/10/24 3:11 PM CST Crop Year : 2024
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Tract 100 Continued ...			
Seed Cotton	35.76	0.00	2438
Unassigned Generic Base	8.94	0.00	0
TOTAL	62.80	0.00	

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	15.80	0.00	125
Soybeans	2.30	0.00	37

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Tract 94 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	37.96	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	8.80	0.00	125
Seed Cotton	23.28	0.00	2438
Unassigned Generic Base	5.82	0.00	0
TOTAL	37.90	0.00	

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugar cane
44.11	36.25	36.25	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	36.25	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	6.40	0.00	125
Seed Cotton	23.68	0.00	2438
Unassigned Generic Base	5.92	0.00	0
TOTAL	36.00	0.00	





