



## **Sparks Cattle Ranch – Mississippi**

### **9498 ACRE CATTLE RANCH**

Fabulous working cattle ranch that includes luxury estate home, working cattle feeding and care facilities, grass will support 4000 cow units, 57 inches of annual rainfall, management and labor force available!  
You won't find a better cattle ranch in the South!

\$25,170,000

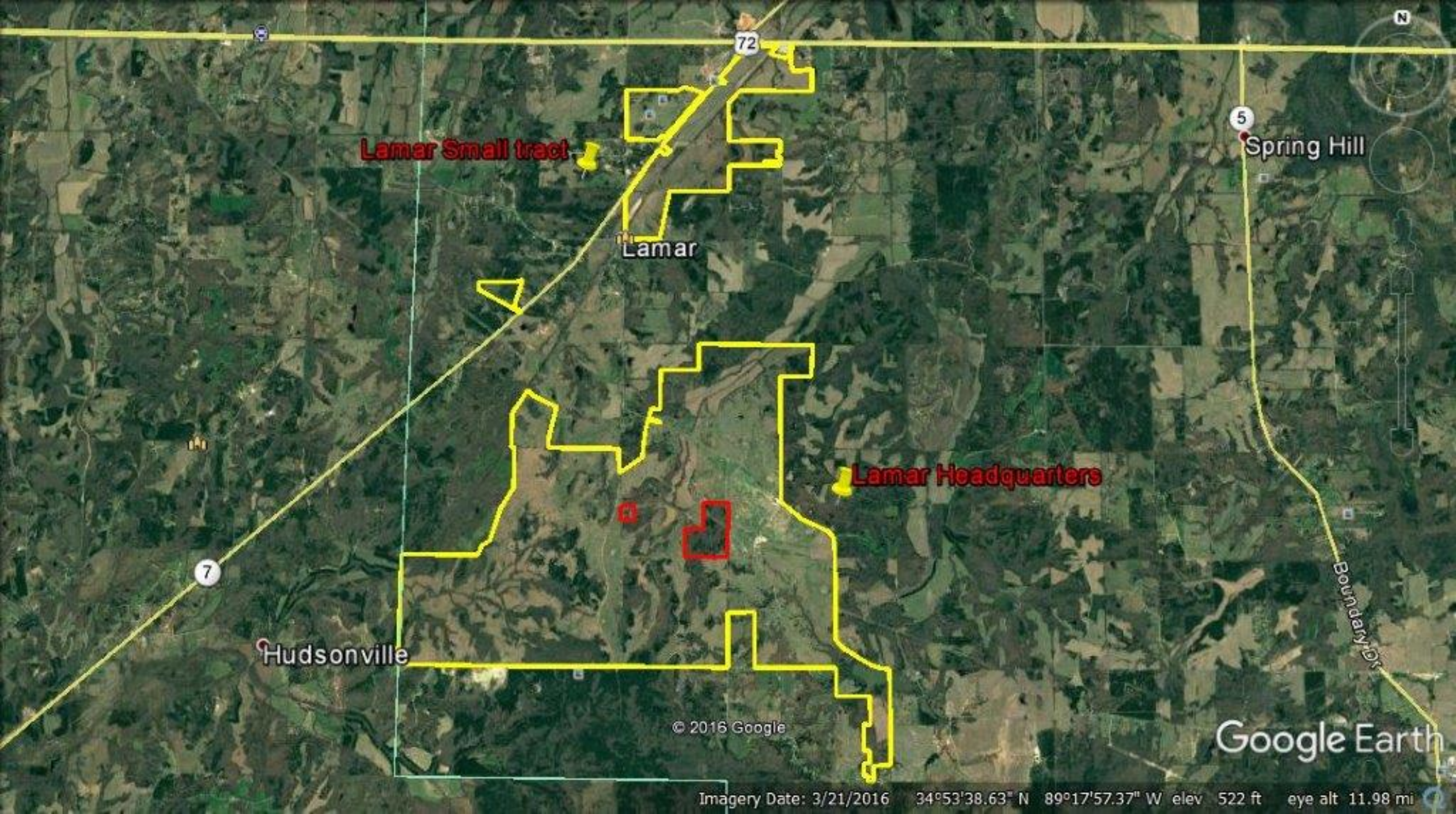
Owner Financing Possible!

Offered by

Southern Properties Real Estate

Bob Turner, ALC, 901-335-1384   Doug Windham 901-870-7200





Lamar Small tract

Lamar

5  
Spring Hill

Lamar Headquarters

7  
Hudsonville

Boundary Co.

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Google Earth

Imagery Date: 3/21/2016 34°53'38.63" N 89°17'57.37" W elev 522 ft eye alt 11.98 mi





Coldwater West

Coldwater East

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Google Earth

1992

Imagery Date: 10/28/2016

34°51'43.91" N

89°30'01.43" W

elev 482 ft

eye alt 30300 ft

**Sparks Farming, LLC & Sparks Farming II, LLC**

**Detailed Description**

Price: \$25,170,000

Legal Descriptions: Upon request or survey.

Acres: All properties – Total acres - 9498+/-

Coldwater East – Total acres - 1,463.1+/-.

Coldwater West – Total acres - 1,566.8+/-

Lamar South – Total acres – 5,545.5+/-

Lamar North – Total Acres – 923.1+/-

Practical Cattle Capacity: The combined properties including several turns through the grow yard have run as many as 45,000 stocker cattle in a year. The typical through put is 22,000 to 25,000 stockers and 700 to 800 cows running year-round on Coldwater. As a strictly grazing and haying operation the combined properties could run 4,000 to 5,000 stockers in a summer program or 3,000 to 4,000 cows year-round.

Condition: The combined properties and associated assets are in average to excellent condition. This is a rare property for the area for both the size and condition of the assets.

Pens / Pastures: Coldwater East – All pens and fences are in very good condition. There are a number of pens near the sale facility to hold small groups of cattle plus one set of working pens with covered work areas, several grass traps, and several large pastures and hay fields cross fenced with smooth wire electric fencing.

Coldwater West – The fences are in average to good condition. There is one set of shipping / receiving pens. The property is cross fenced into several larger pastures and hay fields with smooth wire electric fencing.

Lamar South – The fences and pens are in average to very good condition. The grow yard includes shipping / receiving, cattle scales, processing barn, hospital area, seven weaning pens with capacity for about 700 head total, and several grass traps that will hold about 2,000



head. The property contains numerous pastures and hay fields of varying size.

Lamar North – The fences are in average to good condition. There is one small set of shipping / receiving pens. The property is divided into a number of small to mid-size pastures and fields.

Feedmill / Feed Storage: Coldwater East has a 4,000 sq. ft. hay storage barn and several small feed bins.

Lamar South – This property has a four bay 6,520 sq. ft. commodity barn with a Roto Mix stationary mixer and drive thru alley to load feed trucks. There is also a grain storage facility including: ☐Two 10,000 bushel grain bins.

- Two 25,000 bushel grain bins
- One 20,000 bushel grain bin
- A 15,000 sq. ft. open sided hay storage structure. (Currently used for equipment storage.)

Scales: Lamar South - One above ground 70' truck scale and one small cattle scale at the grow yard.

Sale Facility: Coldwater East has a 6,000 sq. ft. cattle sale facility adjacent to the offices including pens on three sides of the sale barn, numerous small pens adjacent to the sale facility, and a cattle load out.

Water: Coldwater East – Two livestock wells  
Coldwater West – One livestock well  
Lamar South – Five livestock and several domestic wells  
Lamar North – One domestic well.  
Typical wells in the area are drilled 120 feet to 160 feet deep. All of the properties have a variety of ponds, lakes, and streams utilized for cattle watering.

Shops: Coldwater East – 1,800 sq. ft. insulated shop with concrete floor and attached 3,000 sq. ft. open sided shed.

Lamar South – Two shops / storage buildings containing approx. 3,000 and 4,000 sq. ft.

Offices: Coldwater East – 5,800 sq. ft. modern office adjacent to the sale facility with four offices, kitchen, lobby, lab, and walk in cooler.

Lamar South – Refurbished 2,400 sq. ft. former church adjacent to the grow yard.



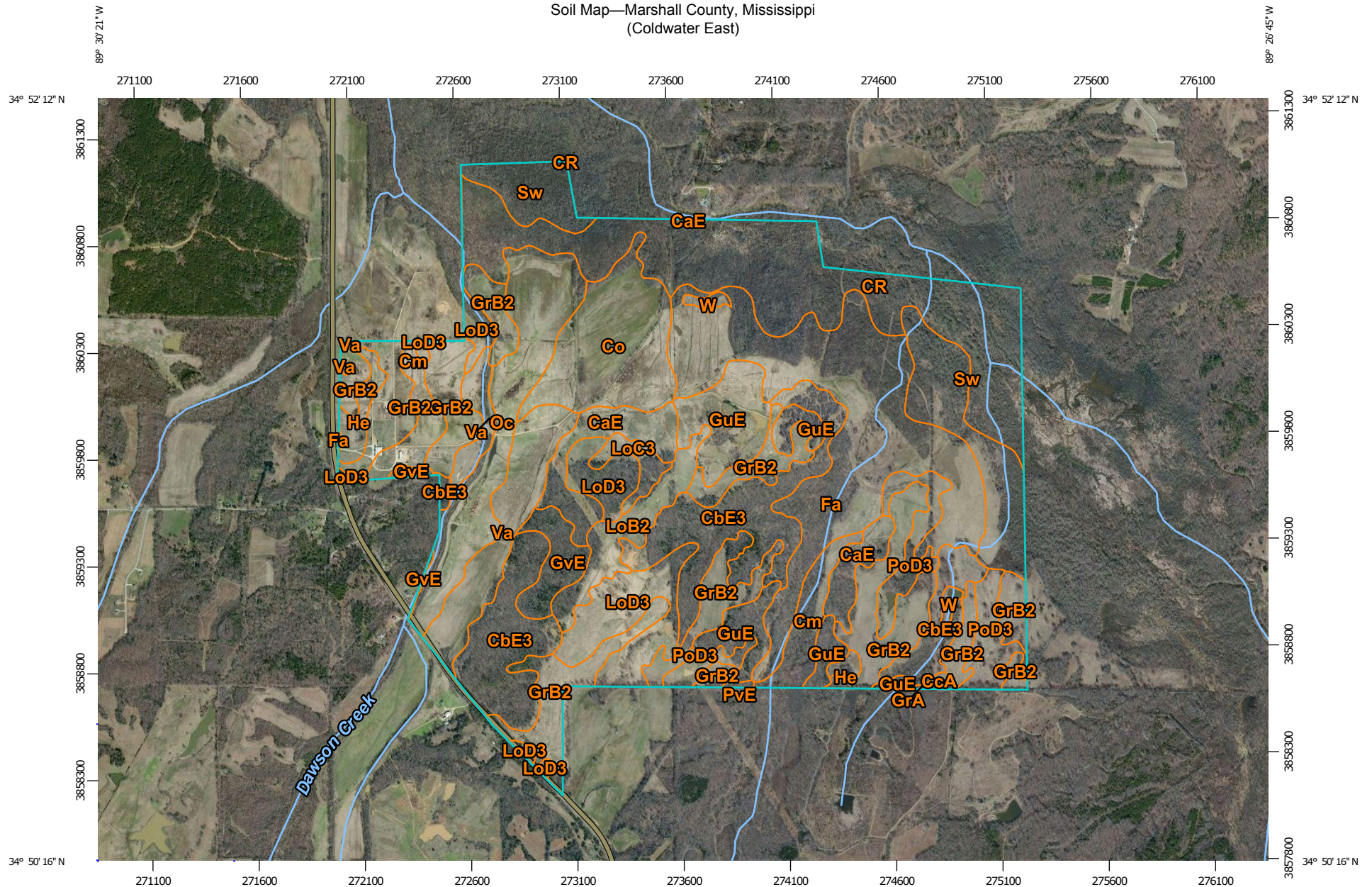
Horse Barns:	Lamar South – Has an older horse barn.
Crop Land:	There are approximately 3,890 acres of tillable land on the combined properties with soils and terrain suitable for row crops. Most of this land is currently planted to improved Bermuda grass varieties with some smaller tracts on Lamar North leased out for crop production.
Woods:	Each of the properties contain varying amounts of harvestable hard woods with the primary species being oak. To the current owner's knowledge, none of the woods have previously been harvested.
Recreation:	All of the properties have varying amounts of recreational value including woods, minor amounts of marsh or wet lands, ponds, lakes, river frontage, and grass lands for hunting and fishing. The primary species for hunting are white tail deer, quail, dove, and ducks.
Houses:	Lamar South – The main house is approximately 4,500 sq. ft. and contains 3 bedrooms, 3 baths, an office, and a sun room. There is a detached six stall garage with an apartment. There is an additional separate six stall garage. The property is secured by an electric gate and contains a private lake.

The Lamar South property has five additional employee or rental homes of varying size and condition.

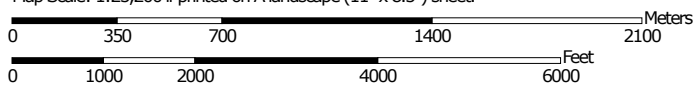
Lamar North contains one small employee or rental home.



# Soil Map—Marshall County, Mississippi (Coldwater East)



Map Scale: 1:25,200 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

1/26/2015  
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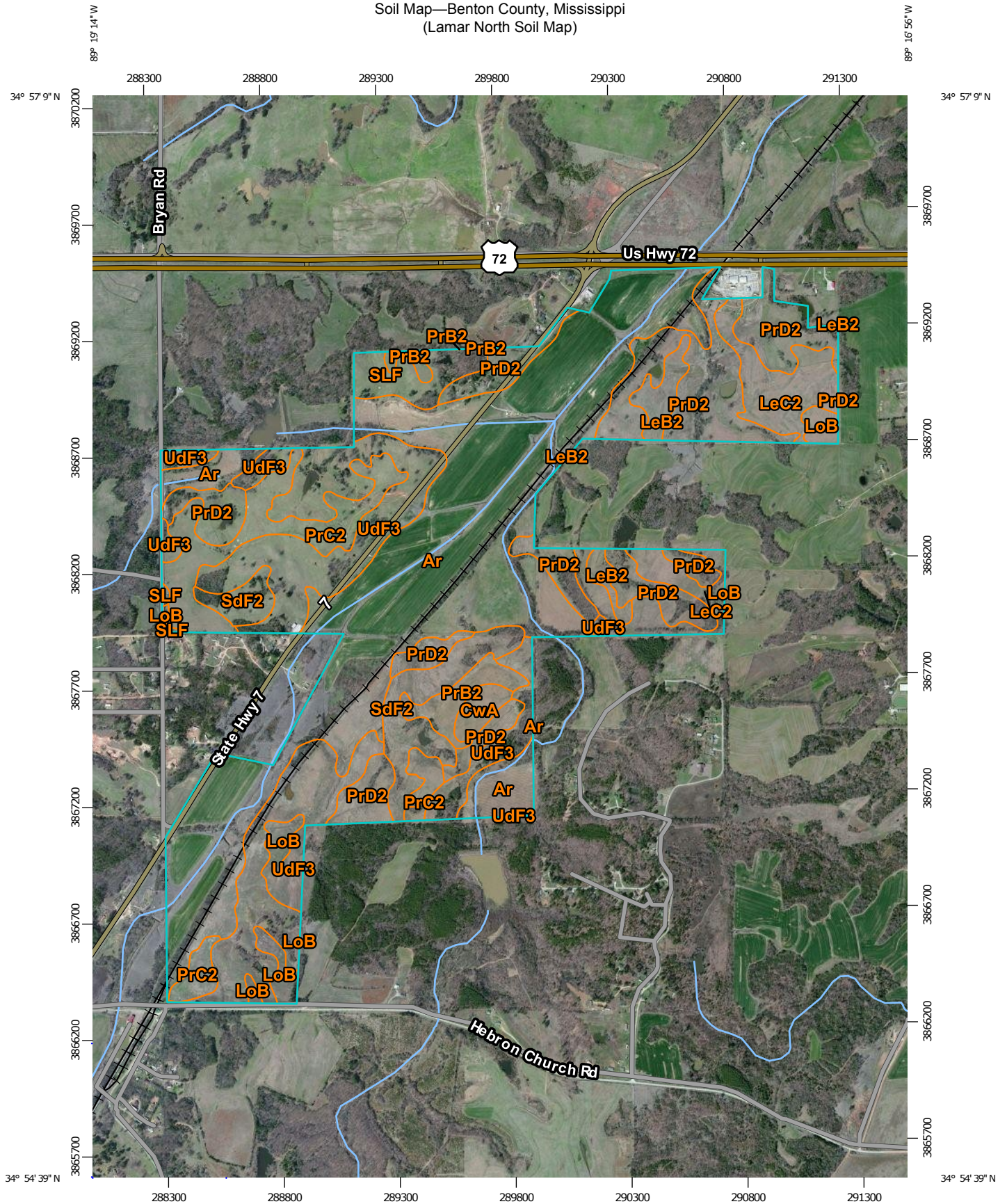


## Map Unit Legend

Marshall County, Mississippi (MS093)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	53.8	3.4%
CbE3	Cahaba-Providence complex, 12 to 30 percent slopes, severely eroded (smithdale, providence)	169.0	10.8%
CcA	Calloway silt loam, 0 to 2 percent slopes	1.4	0.1%
Cm	Cascilla silt loam	44.7	2.9%
Co	Collins silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	85.0	5.4%
CR	Collins-Arkabutla-Falaya association	212.0	13.5%
Fa	Falaya silt loam	210.6	13.5%
GrA	Grenada silt loam, 0 to 2 percent slopes	0.3	0.0%
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	222.0	14.2%
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	78.5	5.0%
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	25.4	1.6%
He	Henry silt loam	15.9	1.0%
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	34.7	2.2%
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	10.7	0.7%
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	84.5	5.4%
Oc	Ochlockonee sandy loam	92.5	5.9%
PoD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	53.1	3.4%
PvE	Providence-Cahaba complex, 12 to 30 percent slopes (providence, smithdale)	1.0	0.1%
Sw	Swamp	92.1	5.9%
Va	Vicksburg silt loam	72.0	4.6%
W	Water	5.6	0.4%
<b>Totals for Area of Interest</b>		<b>1,565.0</b>	<b>100.0%</b>



Soil Map—Benton County, Mississippi  
(Lamar North Soil Map)



Map Scale: 1:22,700 if printed on A portrait (8.5" x 11") sheet.



0 300 600 1200 1800 Meters

0 1000 2000 4000 6000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



Natural Resources  
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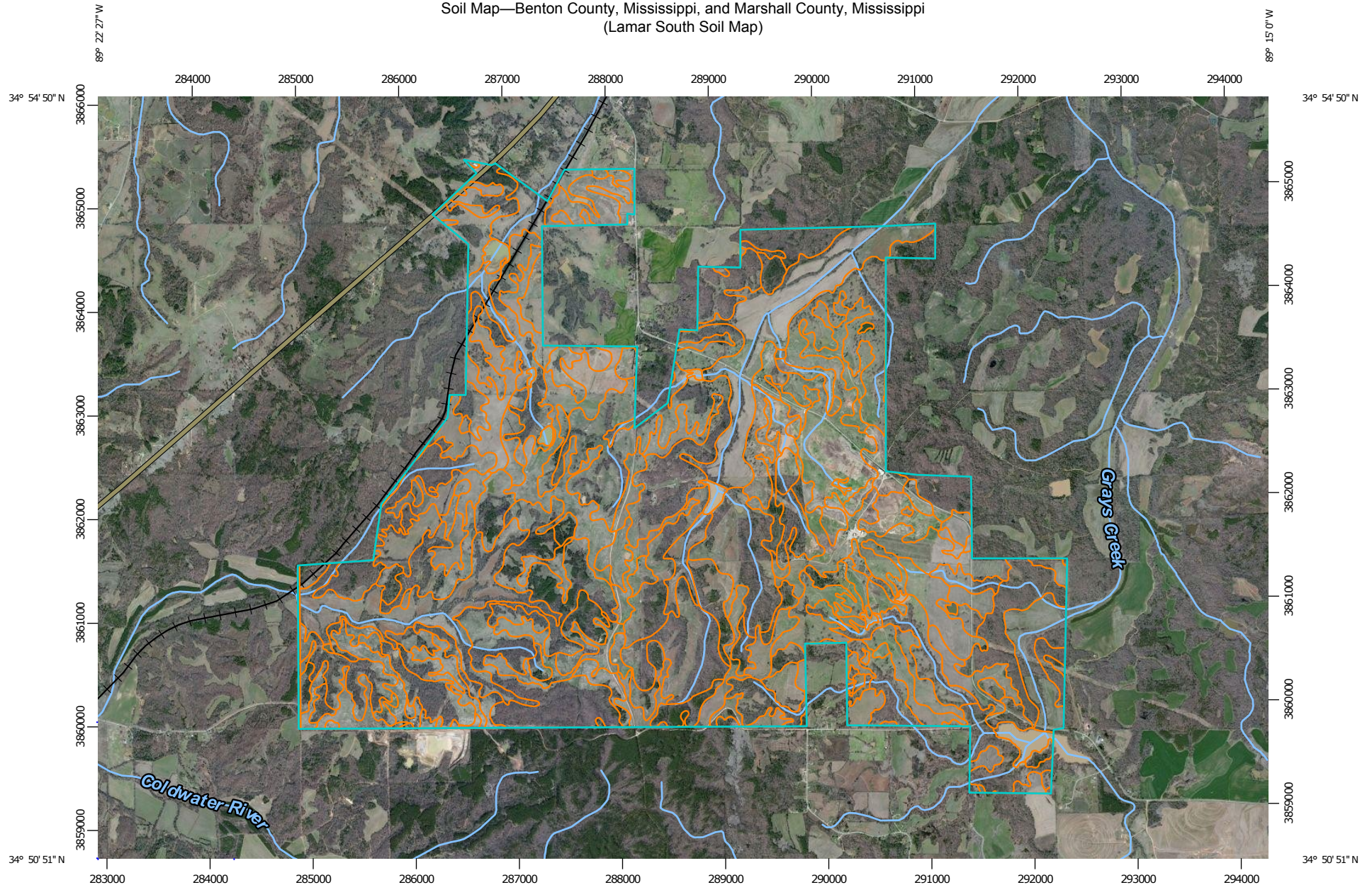


## Map Unit Legend

Benton County, Mississippi (MS009)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ar	Ariel silt loam	396.8	38.9%
CwA	Calloway silt loam, 0 to 2 percent slopes	8.6	0.8%
LeB2	Lexington silt loam, 2 to 5 percent slopes, eroded	17.3	1.7%
LeC2	Lexington silt loam, 5 to 8 percent slopes, eroded	60.8	6.0%
LoB	Loring silt loam, 2 to 5 percent slopes	25.0	2.4%
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	18.9	1.9%
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	67.8	6.6%
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	166.6	16.3%
SdF2	Smithdale-Lexington complex, 12 to 17 percent slopes, eroded	48.5	4.8%
SLF	Smithdale-Lucy-Lexington association, hilly	23.7	2.3%
UdF3	Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded	186.3	18.3%
<b>Totals for Area of Interest</b>		<b>1,020.3</b>	<b>100.0%</b>



Soil Map—Benton County, Mississippi, and Marshall County, Mississippi  
(Lamar South Soil Map)



Map Scale: 1:51,900 if printed on A landscape (11" x 8.5") sheet.

0 500 1000 2000 3000 Meters

0 2500 5000 10000 15000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources  
Conservation Service**

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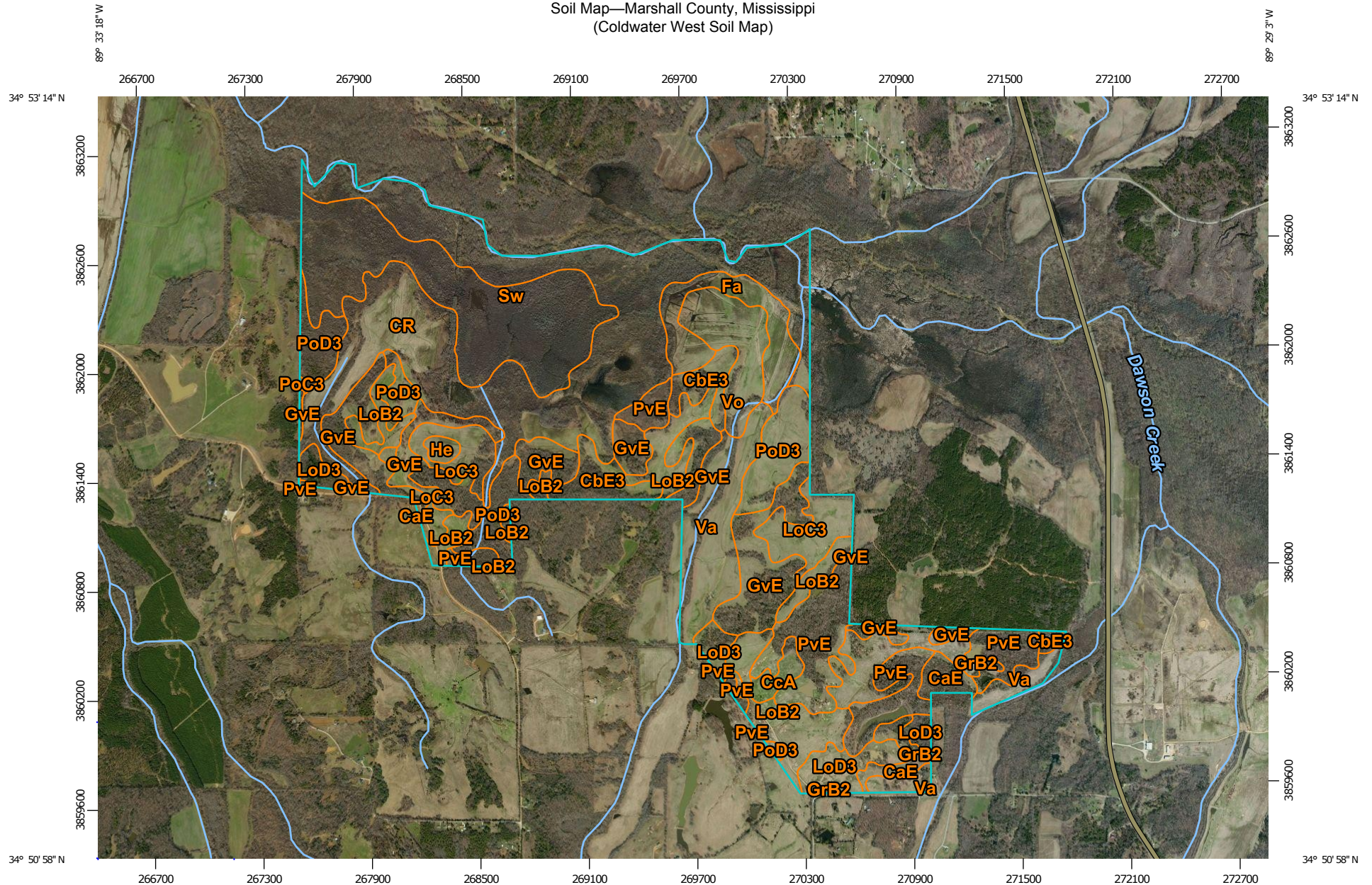


## Map Unit Legend

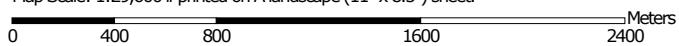
Benton County, Mississippi (MS009)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Ar	Ariel silt loam	806.8	12.6%
CwA	Calloway silt loam, 0 to 2 percent slopes	22.0	0.3%
LeB2	Lexington silt loam, 2 to 5 percent slopes, eroded	235.0	3.7%
LeC2	Lexington silt loam, 5 to 8 percent slopes, eroded	59.1	0.9%
LoB	Loring silt loam, 2 to 5 percent slopes	355.3	5.6%
PrB2	Providence silt loam, 2 to 5 percent slopes, eroded	662.2	10.3%
PrC2	Providence silt loam, 5 to 8 percent slopes, eroded	314.7	4.9%
PrD2	Providence silt loam, 8 to 12 percent slopes, eroded	517.7	8.1%
SdF2	Smithdale-Lexington complex, 12 to 17 percent slopes, eroded	290.2	4.5%
SLF	Smithdale-Lucy-Lexington association, hilly	2,159.8	33.7%
UdF3	Udorthents-Lexington complex, 5 to 25 percent slopes, severely eroded	885.2	13.8%
W	Water	85.3	1.3%
<b>Subtotals for Soil Survey Area</b>		<b>6,393.4</b>	<b>99.9%</b>
<b>Totals for Area of Interest</b>		<b>6,400.8</b>	<b>100.0%</b>

Marshall County, Mississippi (MS093)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	1.9	0.0%
CbE3	Cahaba-Providence complex, 12 to 30 percent slopes, severely eroded (smithdale, providence)	2.5	0.0%
LeB2	Lexington silt loam, 2 to 5 percent slopes, eroded	1.3	0.0%
Vo	Vicksburg and Ochlockonee soils	1.7	0.0%
<b>Subtotals for Soil Survey Area</b>		<b>7.4</b>	<b>0.1%</b>
<b>Totals for Area of Interest</b>		<b>6,400.8</b>	<b>100.0%</b>

Soil Map—Marshall County, Mississippi  
(Coldwater West Soil Map)



Map Scale: 1:29,600 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84



**Natural Resources  
Conservation Service**

Web Soil Survey  
National Cooperative Soil Survey

2/7/2015  
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## Map Unit Legend

Marshall County, Mississippi (MS093)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	21.4	1.4%
CbE3	Cahaba-Providence complex, 12 to 30 percent slopes, severely eroded (smithdale, providence)	47.0	3.0%
CcA	Calloway silt loam, 0 to 2 percent slopes	11.3	0.7%
CR	Collins-Arkabutla-Falaya association	390.0	25.1%
Fa	Falaya silt loam	51.6	3.3%
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	53.1	3.4%
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	176.1	11.3%
He	Henry silt loam	5.7	0.4%
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	111.3	7.2%
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	71.1	4.6%
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	52.5	3.4%
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	0.4	0.0%
PoD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	93.8	6.0%
PvE	Providence-Cahaba complex, 12 to 30 percent slopes (providence, smithdale)	133.4	8.6%
Sw	Swamp	193.5	12.4%
Va	Vicksburg silt loam	93.2	6.0%
Vo	Vicksburg and Ochlockonee soils	50.7	3.3%
<b>Totals for Area of Interest</b>		<b>1,556.1</b>	<b>100.0%</b>



Highway Access



Cattle Drive Lane



Office and Sale Facility



Sale Facility and Sorting Pens



Cattle Working Area at Headquarters



Shop & Equipment Storage





Equipment / Hay Storage

Coldwater West:



Cattle Working Pens



Land

Lamar South:



Hay Field



Hay Field





Pasture



Pasture



Growyard Overview



Growyard Grass Traps



Growyard Sorting Alley



Growyard Hydraulic Squeeze Chute





Cattle Scales



Truck Scales



Grain Elevator



Commodity Barn



Hay & Equipment Storage



Office





Main Home



Main Home



Private Lake at Main Home



Additional Home

Lamar North:



Land



Crop Field





Shipping Pens



House

Recreational:



Lake at Lamar North



Lake at Lamar South



DESCRIPTION  
TRACT 1  
COMMENCING FROM AN EXISTING 1" BAR AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI. THENCE NORTH 00°00'00" EAST 1505.04 FEET TO A POINT. THENCE NORTH 89°00'00" EAST 217.67 FEET TO AN EXISTING ¾" REBAR ON THE WEST RIGHT OF WAY OF HIGHWAY 7, WHICH IS THE POINT OF BEGINNING. THENCE NORTH 61°15'00" WEST 2426.33 FEET TO AN EXISTING ¾" REBAR. THENCE NORTH 00°13'36" WEST 385.29 FEET TO AN EXISTING ¾" REBAR. THENCE NORTH 89°50'11" EAST 1877.79 FEET TO AN EXISTING ¾" REBAR. THENCE NORTH 67°14'36" EAST 381.79 FEET TO AN EXISTING ¾" REBAR. THENCE SOUTH 16°00'32" WEST 1510.15 FEET TO AN EXISTING PK NAIL. THENCE SOUTH 61°40'27" EAST 423.48 FEET TO A ½" REBAR ON THE WEST RIGHT OF WAY OF HIGHWAY 7. THENCE SOUTH 47°12'03" WEST 77.00 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO THE POINT OF BEGINNING AND CONTAINING 43.6 ACRES, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE WEST HALF OF THE WEST HALF OF SECTION 17, AND IN THE EAST HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI.

TRACT 2  
COMMENCING FROM AN EXISTING STONE WITH A 2" PIPE AT THE SOUTHEAST CORNER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI, WHICH IS ALSO THE POINT OF BEGINNING. THENCE SOUTH 89°51'20" WEST 5386.91 FEET ALONG THE SOUTH LINE OF SAID SECTION 32 TO AN EXISTING ¾" REBAR AT THE SOUTHWEST CORNER THEREOF. THENCE NORTH 89°15'53" WEST 5437.74 FEET ALONG THE SOUTH LINE OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 WEST TO A ½" REBAR AT THE SOUTHWEST CORNER THEREOF. THENCE NORTH 00°20'48" WEST 5303.43 FEET ALONG THE WEST LINE OF SAID SECTION 31 TO A ½" REBAR AT THE NORTHWEST CORNER THEREOF. THENCE SOUTH 89°50'20" EAST 3776.88 FEET ALONG THE NORTH LINE OF SAID SECTION 31 TO AN EXISTING 1½" PIPE. THENCE NORTH 34°42'20" EAST 614.77 FEET TO AN EXISTING ¾" REBAR. THENCE NORTH 57°29'16" EAST 422.70 FEET TO A ½" REBAR. THENCE NORTH 17°35'41" EAST 1697.24 FEET TO A ½" REBAR. THENCE NORTH 31°39'55" EAST 1651.82 FEET TO AN EXISTING ¾" REBAR ON THE WEST LINE OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST. THENCE NORTH 00°34'42" WEST 1994.33 FEET TO AN EXISTING ¾" REBAR AT THE NORTHWEST CORNER OF SAID SECTION 29. THENCE NORTH 89°43'25" WEST 164.74 FEET ALONG THE SOUTH LINE OF SECTION 19, TOWNSHIP 2 SOUTH, RANGE 1 WEST TO AN EXISTING 1" AXLE. THENCE NORTH 00°33'03" EAST 1730.25 FEET TO THE EAST RIGHT OF WAY OF THE RAILROAD. THENCE NORTH 32°39'07" EAST 1378.56 FEET ALONG SAID RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH A FENCE LINE. THENCE SOUTH 37°15'50" EAST 334.90 FEET ALONG A FENCE TO A ½" REBAR. THENCE SOUTH 84°52'27" EAST 1373.95 FEET ALONG A FENCE TO A ½" REBAR. THENCE SOUTH 12°10'15" WEST 1605.32 FEET TO A ½" REBAR. THENCE SOUTH 00°00'36" WEST 475.17 FEET TO A POINT ON THE SOUTH LINE OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND PASSING THROUGH A ½" REBAR WITNESS IRON AT 430.37 FEET. THENCE SOUTH 89°33'23" EAST 3492.36 FEET TO AN EXISTING 2" PIPE AT THE INTERSECTION OF A FENCE AND THE WEST RIGHT OF WAY OF MASON ROAD. THENCE SOUTH 02°57'51" EAST 1141.01 FEET ALONG SAID RIGHT RIGHT OF WAY TO A POINT. THENCE NORTH 90°00'00" EAST 79.59 FEET TO A ½" REBAR ON THE EAST RIGHT OF WAY OF MASON ROAD. THENCE NORTH 55°58'54" EAST 1278.34 FEET TO A ½" REBAR AT A FENCE CORNER. THENCE NORTH 00°12'34" EAST 406.32 FEET ALONG A FENCE TO A POINT. THENCE NORTH 07°12'02" EAST 985.13 FEET ALONG A FENCE TO A POINT. THENCE NORTH 12°59'00" EAST 611.43 FEET ALONG A FENCE TO AN EXISTING ¾" REBAR ON THE SOUTH RIGHT OF WAY OF LAMAR ROAD. THENCE SOUTH 89°29'42" EAST 580.87 FEET ALONG SAID RIGHT OF WAY TO A POINT. THENCE SOUTH 22°59'50" EAST 83.86 FEET TO A ½" REBAR ON THE NORTH RIGHT OF WAY OF LAMAR ROAD. THENCE NORTH 69°04'11" WEST 586.01 FEET ALONG SAID RIGHT OF WAY TO A ½" REBAR. THENCE NORTH 14°11'04" EAST 486.56 FEET ALONG A FENCE TO AN EXISTING ¾" REBAR. THENCE SOUTH 79°13'43" EAST 435.85 FEET ALONG A FENCE TO A ½" REBAR. THENCE NORTH 00°19'11" EAST 2024.48 FEET TO A ½" REBAR. THENCE NORTH 89°52'56" EAST 1908.51 FEET TO A ½" REBAR. THENCE NORTH 00°43'07" EAST 1324.95 FEET TO A ½" REBAR ON THE NORTH LINE OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 1 WEST. THENCE NORTH 89°29'42" EAST 1518.63 FEET ALONG THE NORTH LINE OF SECTION 22, TOWNSHIP 2 SOUTH, RANGE 1 WEST TO A ½" REBAR. THENCE NORTH 89°21'09" EAST 1592.98 FEET ALONG SAID NORTH LINE TO AN EXISTING CONCRETE POST. THENCE SOUTH 03°30'24" WEST 1621.13 FEET ALONG A FENCE TO AN EXISTING CONCRETE POST. THENCE SOUTH 89°59'10" WEST 1553.56 FEET TO A ½" REBAR. THENCE SOUTH 00°30'50" EAST 3677.34 FEET TO A ½" REBAR AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 2 SOUTH, RANGE 1 WEST. THENCE SOUTH 00°51'53" EAST 2582.50 FEET TO THE SOUTH RIGHT OF WAY OF LAMAR ROAD. THENCE SOUTH 65°04'00" EAST 1269.20 FEET ALONG SAID SOUTH RIGHT OF WAY TO A POINT. THENCE SOUTH 38°00'00" EAST 395.20 FEET ALONG SAID SOUTH RIGHT OF WAY TO A POINT. THENCE SOUTH 04°01'00" EAST 968.75 FEET ALONG SAID ROAD TO A ½" REBAR AT THE SOUTHEAST CORNER OF SAID SECTION 27. THENCE SOUTH 00°04'10" EAST 3948.43 FEET ALONG THE EAST LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 1 WEST TO ITS INTERSECTION WITH THE SOUTH RIGHT OF WAY OF LAMAR ROAD. THENCE SOUTH 41°18'00" EAST 348.08 FEET ALONG SAID RIGHT OF WAY TO A POINT. THENCE SOUTH 59°23'00" EAST 1609.70 FEET ALONG SAID RIGHT OF WAY TO A POINT. THENCE SOUTH 72°49'00" EAST 468.50 FEET ALONG SAID RIGHT OF WAY TO A POINT. THENCE SOUTH 83°11'00" EAST 427.30 FEET ALONG SAID RIGHT OF WAY TO AN EXISTING ½" REBAR. THENCE SOUTH 00°57'31" EAST 1258.83 FEET TO AN EXISTING ½" REBAR. THENCE SOUTH 00°42'49" EAST 1375.59 FEET TO A ½" REBAR. THENCE NORTH 00°19'25" WEST 1573.19 FEET TO A ½" REBAR. THENCE NORTH 89°51'19" WEST 561.00 FEET TO AN EXISTING "T" POST. THENCE SOUTH 00°18'49" WEST 25.63 FEET TO A ½" REBAR. THENCE NORTH 89°44'57" WEST 290.18 FEET TO AN EXISTING ¾" REBAR. THENCE SOUTH 00°19'14" WEST 234.96 FEET TO AN EXISTING ¾" REBAR ON THE NORTH RIGHT OF WAY OF HOOVER ROAD. THENCE SOUTH 89°51'07" WEST 98.86 FEET ALONG SAID RIGHT OF WAY TO A POINT. THENCE SOUTH 89°15'53" WEST 167.06 FEET TO AN EXISTING 4" BLADE. THENCE NORTH 01°53'31" EAST 281.06 FEET TO AN EXISTING 4" BLADE. THENCE SOUTH 89°27'07" WEST 206.12 FEET TO A ½" REBAR. THENCE NORTH 00°10'34" EAST 574.00 FEET TO AN EXISTING ¾" REBAR. THENCE SOUTH 89°41'46" EAST 276.04 FEET TO AN EXISTING ¾" PIPE. THENCE NORTH 00°22'17" EAST 583.97 FEET TO AN EXISTING ¾" BAR. THENCE NORTH 89°18'23" WEST 277.92 FEET TO AN EXISTING ¾" REBAR. THENCE NORTH 00°19'14" EAST 1233.42 FEET TO AN EXISTING ½" REBAR. THENCE SOUTH 89°07'20" EAST 330.00 FEET TO AN EXISTING ½" REBAR. THENCE NORTH 00°41'23" WEST 1359.14 FEET TO A ½" REBAR. THENCE SOUTH 89°58'47" WEST 1359.14 FEET TO A ½" REBAR ON THE WEST LINE OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST. THENCE NORTH 00°17'23" WEST 1322.82 FEET TO AN EXISTING ½" REBAR AT THE NORTHWEST CORNER OF SAID SECTION 2. THENCE SOUTH 89°55'10" WEST 3944.50 FEET TO A ½" REBAR IN HUDSONVILLE ROAD. THENCE NORTH 00°49'33" WEST 2662.86 FEET TO AN EXISTING WOOD POST. THENCE SOUTH 89°07'46" WEST 1307.72 FEET TO AN EXISTING WOOD POST AT THE EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST. THENCE SOUTH 00°31'26" EAST 2644.78 FEET TO AN EXISTING SPIKE AT THE SOUTHEAST CORNER OF SAID SECTION 33. THENCE NORTH 89°39'35" WEST 5278.53 FEET ALONG THE SOUTH LINE OF SAID SECTION 33 TO THE POINT OF BEGINNING.

DESCRIPTION OF LESS & EXCEPT #1  
Commencing from the West Quarter Corner of Section 28, Township 2 South, Range 1 West, Benton County, Mississippi; Thence South 00°37'02" East 210.39 feet to a set ½" rebar, which is the Point of Beginning. Thence North 71°52'34" East 269.85 feet to a set ½" rebar. Thence South 82°40'24" East 403.41 feet to a set ½" rebar. Thence South 01°59'03" East 660.11 feet to a set ½" rebar. Thence South 86°43'42" West 677.78 feet to a set ½" rebar. Thence North 01°56'13" West 639.83 feet to a set ½" rebar. Thence North 36°02'27" East 31.98 feet to the Point of Beginning and containing 10.8 acres, as shown on the attached plat. All being in the Northwest Quarter of the Southwest Quarter of Section 28; and in the East Half of the Southeast Quarter of Section 29, all in Township 2 South, Range 1 West, Benton County, Mississippi and subject to a reserved access easement running through the property benefiting others and being further described as:  
EASEMENT "A" - .30 foot access easement from the West Line of subject property along an existing drive of which the centerline is described as follows:  
Commencing from the West Quarter Corner of Section 28, Township 2 South, Range 1 West, Benton County, Mississippi; Thence South 00°37'02" East 210.39 feet to a set ½" rebar. Thence South 36°02'27" West 31.98 feet to a set ½" rebar. Thence South 01°56'13" East 11.67 feet to the Point of Beginning. Thence along the centerline of an existing drive as follows: North 00°00'00" East 41.44 feet; North 70°33'00" East 46.80 feet; North 89°47'00" East 117.50 feet; North 73°10'00" East 42.90 feet; South 73°28'00" East 37.60 feet; South 27°32'00" East 42.10 feet; South 01°27'00" East 108.80 feet; South 32°47'00" East 43.70 feet; South 61°40'00" East 136.30 feet; South 42°00'00" East 78.60 feet; North 89°00'00" East 86.70 feet to the Terminus Point, as shown on the attached plat. All being in the Northeast Quarter of the Southeast Quarter of Section 29, Township 2 South, Range 1 West, Benton County, Mississippi.  
EASEMENT "B" - .30 foot access easement from the East Right of Way of Mason Road along an existing drive to subject property of which the centerline is described as follows:  
Commencing from the West Quarter Corner of Section 28, Township 2 South, Range 1 West, Benton County, Mississippi; Thence North 90°00'00" West 207.37 feet to a point; thence South 00°00'00" East 139.51 feet to the Point of Beginning. Thence along said centerline South 59°43'58" East 86.70 feet to the Terminus Point, as shown on the attached plat. All being in the Northeast Quarter of the Southeast Quarter of Section 29, Township 2 South, Range 1 West, Benton County, Mississippi.

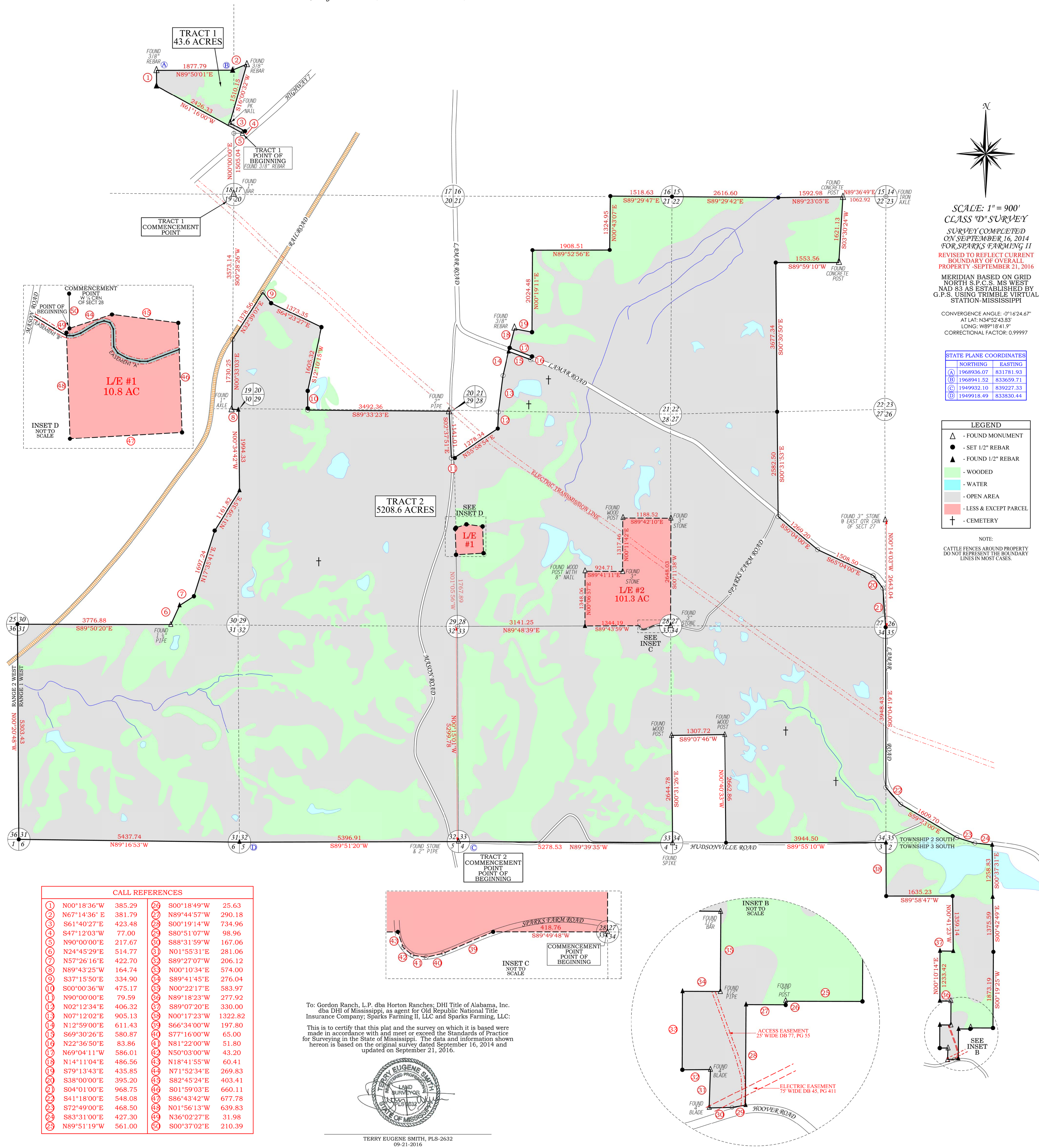
DESCRIPTION OF LESS & EXCEPT #2  
Commencing from an existing stone at the Southeast Corner of Section 28, Township 2 South, Range 1 West, Benton County, Mississippi, which is the Point of Beginning. Thence South 89°40'48" West 418.76 feet to a set ½" rebar in the Center of Sparks Farm Road. Thence South 66°34'00" West 197.80 feet along said road center to a point. Thence South 77°16'00" West 65.00 feet along said road center to a point. Thence North 81°22'00" West 51.80 feet along said road center to a point. Thence North 50°53'00" West 43.20 feet along said road center to a point. Thence North 18°41'55" West 60.41 feet along said road center to a set ½" rebar on the South Line of said Section 28. Thence South 89°43'59" West 1344.19 feet along said South Line to an existing ¾" rebar. Thence North 00°00'36" East 1348.06 feet to an existing wood fence post with an 8" nail in top. Thence South 89°41'11" East 924.71 feet to an existing 3" stone. Thence North 00°11'42" East 1317.46 feet to an existing wood fence post. Thence South 89°42'10" East 1188.52 feet to an existing 3" stone at the East Quarter Corner of said Section 28. Thence South 00°11'38" West 2648.03 feet along the East Line of said Section 28 to the Point of Beginning and containing 101.3 acres. All being in the Southeast Quarter of Section 28; AND in the Northeast Quarter of the Northeast Quarter of Section 33, Township 2 South, Range 1 West, Benton County, Mississippi.

TRACT 2 CONTAINING A NET ACREAGE OF 5208.6 ACRES, MORE OR LESS, AFTER EXCEPTING 46 ACRES OF ROAD AND RAILROAD RIGHT OF WAY AND SUBJECT TO A ELECTRIC TRANSMISSION EASEMENT, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE EAST HALF OF THE EAST HALF OF SECTION 19; IN THE WEST HALF OF SECTION 20; IN SECTION 21; IN THE WEST HALF AND THE NORTHEAST QUARTER OF SECTION 22; IN THE WEST HALF AND THE SOUTHEAST QUARTER OF SECTION 27; IN SECTION 28; IN SECTION 29; IN THE EAST HALF OF SECTION 30; IN SECTION 31; IN SECTION 32; IN SECTION 33; IN SECTION 34; IN THE SOUTHWEST QUARTER OF SECTION 35, ALL IN TOWNSHIP 2 SOUTH, RANGE 1 WEST; AND ALSO IN THE WEST HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI.

TRACT 1 AND TRACT 2 AS DESCRIBED HEREON CONTAIN A TOTAL NET ACREAGE OF 5252.2 ACRES. BEARINGS IN THESE DESCRIPTIONS ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

CALL REFERENCES					
1	N00°18'36"W	385.29	26	S00°18'49"W	25.63
2	N67°14'36" E	381.79	27	N89°44'57"W	290.18
3	S61°40'27"E	423.48	28	S00°19'14"W	734.96
4	S47°12'03"W	77.00	29	S80°51'07"W	98.96
5	N90°00'00"E	217.67	30	S88°31'59"W	167.06
6	N24°45'29"E	514.77	31	N01°55'31"E	281.06
7	N57°26'16"E	422.70	32	S89°27'07"W	206.12
8	N89°43'25"W	164.74	33	N00°10'34"E	574.00
9	S37°15'50"E	334.90	34	S89°41'45"E	276.04
10	S00°00'36"W	475.17	35	N00°22'17"E	583.97
11	N90°00'00"E	79.59	36	N89°18'23"W	277.92
12	N02°12'34"E	406.32	37	S89°07'20"E	330.00
13	N07°12'02"E	905.13	38	N00°17'23"W	1322.82
14	N12°59'00"E	611.43	39	S66°34'00"W	197.80
15	S69°30'26"E	580.87	40	S77°16'00"W	65.00
16	N22°36'50"E	83.86	41	N81°22'00"W	51.80
17	N69°04'11"W	586.01	42	N50°03'00"W	43.20
18	N14°11'04"E	486.56	43	N18°41'55"W	60.41
19	S79°13'43"E	435.85	44	N71°52'34"E	269.83
20	S38°00'00"E	395.20	45	S82°45'24"E	403.41
21	S04°01'00"E	968.75	46	S01°59'03"E	660.11
22	S41°18'00"E	548.08	47	S86°43'42"W	677.78
23	S72°49'00"E	468.50	48	N01°56'13"W	639.83
24	S83°31'00"E	427.30	49	N36°02'27"E	31.98
25	N89°51'19"W	561.00	50	S00°37'02"E	210.39

PLAT OF TWO TRACTS  
TOTALING 5252.2 ACRES IN SECTIONS 17, 18, 19, 20, 21, 22, 27, 28, 29, 30, 31, 32, 33, 34 and 35, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND IN SECTION 2, TOWNSHIP 3 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI



To: Gordon Ranch, L.P. dba Horton Ranches; DHI Title of Alabama, Inc. dba DHI of Mississippi, as agent for Old Republic National Title Insurance Company; Sparks Farming II, LLC and Sparks Farming, LLC.

This is to certify that this plat and the survey on which it is based were made in accordance with and meet or exceed the Standards of Practice for Surveying in the State of Mississippi. The data and information shown hereon is based on the original survey dated September 16, 2014 and updated on September 21, 2016.

TERRY EUGENE SMITH, PLS-2632  
09-21-2016

SMITH & WEILAND  
SURVEYORS AND ENGINEERS  
337 DELTA AVENUE  
CLARKSDALE, MISSISSIPPI 38614

TERRY EUGENE SMITH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. PLS-2632  
STATE OF MISSISSIPPI

THIS DOCUMENT IS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND MAY NOT BE USED OR COPIED OUTSIDE OF THE BENEFIT OF SAID CLIENT OR WITHOUT PERMISSION OF SMITH & WEILAND

SCALE: 1" = 900'  
CLASS "D" SURVEY  
SURVEY COMPLETED  
ON SEPTEMBER 16, 2014  
FOR SPARKS FARMING II  
REVISED TO REFLECT CURRENT  
BOUNDARY OF SMALL  
PROPERTY - SEPTEMBER 21, 2016  
MERIDIAN BASED ON GRID  
NORTH S.P.C.S. MS WEST  
NAD 83 AS ESTABLISHED BY  
G.P.S. USING TRIMBLE VIRTUAL  
STATION-MISSISSIPPI  
CONVERGENCE ANGLE: -0°16'24.67"  
AT LAT: N34°52'43.83"  
LONG: W89°18'41.9"  
CORRECTIONAL FACTOR: 0.99997

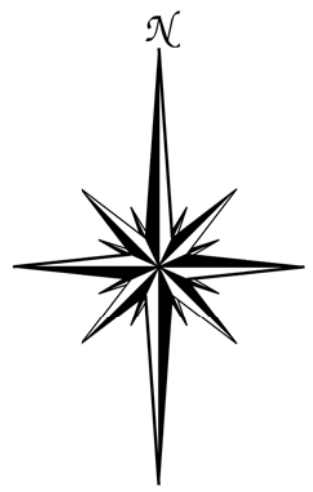
STATE PLANE COORDINATES	
NORTHING	EASTING
(A) 1968936.07	831781.93
(B) 1968941.52	833659.71
(C) 1949932.10	839227.33
(D) 1949918.49	833830.44

- LEGEND
- △ - FOUND MONUMENT
  - - SET 1/2" REBAR
  - ▲ - FOUND 1/2" REBAR
  - WOODED
  - WATER
  - OPEN AREA
  - LESS & EXCEPT PARCEL
  - † - CEMETERY

NOTE:  
CATTLE FENCES AROUND PROPERTY  
DO NOT REPRESENT VIRTUAL  
BOUNDARY LINES IN MOST CASES.



PLAT OF A 1566.8 ACRE TRACT  
IN SECTIONS 28, 29, 32, 33 and 34, TOWNSHIP 2 SOUTH,  
RANGE 3 WEST AND IN SECTIONS 3 and 4,  
TOWNSHIP 3 SOUTH, RANGE 3 WEST  
MARSHALL COUNTY, MISSISSIPPI



SCALE: 1" = 700'  
CLASS "D" SURVEY  
SURVEY COMPLETED  
ON SEPTEMBER 16, 2014  
FOR SPARKS FARMING II

MERIDIAN BASED ON GRID  
NORTH S.P.C.S. MS WEST  
NAD 83 AS ESTABLISHED BY  
G.P.S. USING TRIMBLE VIRTUAL  
STATION-MISSISSIPPI  
CONVERGENCE ANGLE: -0°23'41.16"  
AT LAT: N34°52'06.70"  
LONG: W89°31'25.78"  
CORRECTIONAL FACTOR: 0.999999

REVISED  
SEPTEMBER 21, 2016

NOTE:

CATTLE FENCES AROUND PROPERTY DO  
NOT NECESSARILY REPRESENT THE  
BOUNDARY OR EXTENT OF OWNERSHIP.

STATE PLANE COORDINATES	
NORTHING	EASTING
(A) 1953331.49	778056.36
(B) 1950666.92	778031.65

DESCRIPTION

COMMENCING FROM AN EXISTING 1" BAR AT THE CENTER OF SECTION 33,  
TOWNSHIP 2 SOUTH, RANGE 3 WEST, MARSHALL COUNTY, MISSISSIPPI,  
WHICH IS ALSO THE POINT OF BEGINNING;  
THENCE NORTH 89°17'02" WEST 2639.76 FEET TO AN EXISTING 1/4" REBAR  
AND "T" POST AT THE WEST QUARTER CORNER OF SAID SECTION 33;  
THENCE SOUTH 01°10'50" WEST 1328.27 FEET ALONG THE EAST LINE OF SECTION  
32, TOWNSHIP 2 SOUTH, RANGE 3 WEST TO A SET 1/4" REBAR AT THE SOUTHEAST  
CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER THEREOF;  
THENCE NORTH 88°21'55" WEST 1417.13 FEET TO AN EXISTING "T" POST ON THE  
EAST RIGHT OF WAY OF MOORE ROAD;  
THENCE NORTH 07°42'00" WEST 243.60 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 19°32'00" WEST 515.90 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 25°54'00" WEST 306.80 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 13°09'00" WEST 262.10 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 67°41'00" WEST 308.60 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE SOUTH 89°51'00" WEST 568.20 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 87°01'00" WEST 1124.90 FEET ALONG SAID ROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 72°17'00" WEST 253.18 FEET ALONG SAID ROAD RIGHT OF WAY TO A  
SET 1/4" REBAR ON A FENCE LINE ON THE WEST LINE OF THE EAST HALF OF THE  
NORTHWEST QUARTER OF SAID SECTION 32;  
THENCE NORTH 00°39'31" EAST 2348.01 FEET ALONG A FENCE ON SAID WEST LINE  
TO A SET 1/2" REBAR AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF  
THE NORTHWEST QUARTER OF SAID SECTION 32;  
THENCE NORTH 00°27'34" WEST 2663.41 FEET ALONG A FENCE ON THE WEST LINE OF  
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH,  
RANGE 3 WEST TO THE NORTHWEST CORNER THEREOF;  
THENCE SOUTH 89°30'24" EAST 1265.23 FEET TO A POINT AT THE CENTER OF  
SAID SECTION 29;  
THENCE NORTH 00°27'21" WEST 309.48 FEET ALONG THE WEST LINE OF THE NORTHEAST  
QUARTER OF SAID SECTION 29 TO THE CENTER OF THE COLDWATER RIVER;  
THENCE MEANDERING ALONG THE CENTER OF THE COLDWATER RIVER TO A POINT  
WHICH IS NORTH 46°21'00" EAST 715.66 FEET FROM THE AFORESAID POINT;  
THENCE MEANDERING ALONG THE CENTER OF THE COLDWATER RIVER TO A POINT  
WHICH IS SOUTH 46°51'00" EAST 2388.16 FEET FROM THE AFORESAID POINT;  
THENCE MEANDERING ALONG THE CENTER OF THE COLDWATER RIVER TO A POINT  
WHICH IS NORTH 89°56'00" EAST 2603.01 FEET FROM THE AFORESAID POINT;  
THENCE MEANDERING ALONG THE CENTER OF THE COLDWATER RIVER TO A POINT  
WHICH IS NORTH 77°47'00" EAST 1739.97 FEET FROM THE AFORESAID POINT;  
THENCE MEANDERING ALONG THE CENTER OF THE COLDWATER RIVER TO A POINT  
ON THE EAST LINE OF SECTION 28, TOWNSHIP 2 SOUTH, RANGE 3 WEST, WHICH  
IS NORTH 89°51'25" EAST 1463.31 FEET FROM THE AFORESAID POINT;  
THENCE SOUTH 00°35'48" EAST 2227.12 FEET ALONG SAID EAST LINE TO A SET 1/4"  
REBAR AT THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH 00°02'41" EAST 2536.97 FEET TO A SET 1/2" REBAR AT THE EAST  
QUARTER CORNER OF SAID SECTION 33;  
THENCE SOUTH 88°45'39" EAST 731.40 FEET TO AN EXISTING 5/8" REBAR;  
THENCE SOUTH 01°14'22" WEST 2409.14 FEET TO A SET 1/2" REBAR;  
THENCE SOUTH 89°09'55" EAST 3803.76 FEET TO AN EXISTING 1" AXLE;  
THENCE SOUTH 00°38'15" WEST 294.14 FEET TO A SET 1/4" REBAR ON THE SOUTH  
LINE OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 3 WEST;  
THENCE SOUTH 31°15'27" WEST 1541.72 FEET TO A SET 1/2" REBAR;  
THENCE NORTH 86°50'03" WEST 1052.97 FEET TO A SET 1/2" REBAR AT AN OLD  
FENCE CORNER ON THE WEST LINE OF THE NORTHEAST QUARTER OF  
SECTION 3, TOWNSHIP 3 SOUTH, RANGE 3 WEST;  
THENCE NORTH 09°09'58" WEST 342.90 FEET TO AN EXISTING 3/4" PIPE;  
THENCE SOUTH 86°54'01" WEST 659.02 FEET TO AN EXISTING 1/4" PIPE AT  
A FENCE CORNER;  
THENCE SOUTH 01°12'22" EAST 1631.29 FEET ALONG A FENCE TO A SET 1/4"  
REBAR ON THE NORTH RIGHT OF WAY OF LILES ROAD;  
THENCE NORTH 89°27'00" WEST 1906.70 FEET ALONG SAID RIGHT OF WAY TO A POINT;  
THENCE SOUTH 63°14'49" WEST 95.90 FEET TO A SET 1/2" REBAR;  
THENCE NORTH 39°41'58" WEST 3533.32 FEET TO AN EXISTING 1/4" PIPE ON THE SOUTH  
LINE OF SAID SECTION 33;  
THENCE SOUTH 89°23'23" WEST 369.24 FEET TO A SET 1/4" REBAR AT THE SOUTH  
QUARTER CORNER OF SAID SECTION 33;  
THENCE NORTH 00°31'53" EAST 2664.68 FEET ALONG THE NORTH SOUTH CENTERLINE  
OF SAID SECTION 33 TO THE POINT OF BEGINNING AND CONTAINING 1566.8 ACRES,  
MORE OR LESS, SUBJECT TO AN ELECTRIC TRANSMISSION EASEMENT, AS SHOWN ON  
THE ATTACHED PLAT. ALL BEING IN THE SOUTH HALF OF SECTION 28, IN THE  
SOUTH HALF AND THE NORTHEAST QUARTER OF SECTION 29, IN THE NORTH HALF  
AND IN THE SOUTHWEST QUARTER OF SECTION 32, IN THE NORTH HALF AND THE  
SOUTHEAST QUARTER OF SECTION 33, IN THE SOUTH HALF OF SECTION 34, ALL IN  
TOWNSHIP 2 SOUTH, AND ALSO IN THE NORTH HALF OF SECTION 3, IN THE NORTHEAST  
QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, ALL IN RANGE 3 WEST, MARSHALL  
COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID  
NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

LEGEND	
△	- FOUND MONUMENT
●	- SET 1/2" REBAR
🌿	- MARSHY LAND
🌳	- WOODED
💧	- WATER
□	- OPEN AREA
+	- HISTORIC CEMETERY

CALL REFERENCES		
①	N07°42'00"W	243.60
②	N19°32'00"W	515.90
③	N25°54'00"W	306.80
④	N13°09'00"W	262.10
⑤	N67°41'00"W	308.60
⑥	S89°51'00"W	568.20
⑦	N72°17'00"W	253.18
⑧	N00°27'21"W	309.48
⑨	N49°21'00"E	715.66
⑩	S00°38'15"W	294.14
⑪	N09°09'58"W	342.90
⑫	S86°54'01"W	659.02
⑬	S63°14'49"W	95.90
⑭	S89°23'23"W	369.24

To: Gordon Ranch, L.P. dba Horton Ranches; DHI Title of Alabama, Inc.  
dba DHI of Mississippi, as agent for Old Republic National Title  
Insurance Company; Sparks Farming II, LLC and Sparks Farming, LLC;

This is to certify that this plat and the survey on which it is based were  
made in accordance with and meet or exceed the Standards of Practice  
for Surveying in the State of Mississippi. The data and information shown  
hereon is based on the original survey dated September 16, 2014 and  
updated on September 21, 2016.



TERRY EUGENE SMITH, PLS-2632  
09-21-2016

PHONE (662) 627-4833  
FAX (662) 627-4833  
info@smithweiland.com

SMITH & WEILAND  
SURVEYORS AND ENGINEERS  
337 DELTA AVENUE  
CLARKSDALE, MISSISSIPPI 38614

TERRY EUGENE SMITH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. PLS-2632  
STATE OF MISSISSIPPI

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USED OR COPIED OUTSIDE OF THE BENEFIT OF SAID CLIENT OR WITHOUT PERMISSION OF SMITH & WEILAND

JOB NO. 16-147



PLAT OF A 1463.4 ACRE TRACT  
IN SECTIONS 35 and 36, TOWNSHIP 2 SOUTH,  
RANGE 3 WEST AND IN SECTIONS 1, 2 and 11,  
TOWNSHIP 3 SOUTH, RANGE 3 WEST,  
MARSHALL COUNTY, MISSISSIPPI



SCALE: 1" = 500'  
CLASS "D" SURVEY  
SURVEY COMPLETED  
ON SEPTEMBER 16, 2014  
FOR SPARKS FARMING II  
MERIDIAN BASED ON GRID  
NORTH S.P.C.S. MS WEST  
NAD 83 AS ESTABLISHED BY  
G.P.S. USING TRIMBLE VIRTUAL  
STATION-MISSISSIPPI  
CONVERGENCE ANGLE: -0°21'59.06"  
AT LAT: N34°51'06.22"  
LONG: W89°28'24.68"  
CORRECTIONAL FACTOR: 0.9999992

REVISED  
SEPTEMBER 21, 2016

LEGEND	
	- FOUND MONUMENT
	- SET 1/2" REBAR
	- MARSHY LAND
	- WOODED
	- WATER
	- OPEN AREA
	- HISTORIC CEMETERY

NOTE:

CATTLE FENCES AROUND PROPERTY DO  
NOT NECESSARILY REPRESENT THE  
BOUNDARY OR EXTENT OF OWNERSHIP.

DESCRIPTION

COMMENCING FROM AN EXISTING 3/4" BAR AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 3 WEST, MARSHALL COUNTY, MISSISSIPPI, WHICH IS ALSO THE POINT OF BEGINNING;  
THENCE NORTH 89°17'47" WEST 5349.27 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO A SET 1/2" REBAR AT THE SOUTHWEST CORNER THEREOF;  
THENCE NORTH 88°48'22" WEST 1624.58 FEET TO A SET 1/2" REBAR AT A FENCE CORNER;  
THENCE SOUTH 00°32'55" EAST 1368.36 FEET ALONG A FENCE TO A SET 1/2" REBAR AT AN OLD FENCE CORNER;  
THENCE NORTH 89°31'01" WEST 392.22 FEET TO A SET 1/2" REBAR ON THE EAST RIGHT OF WAY OF HIGHWAY 311;  
THENCE NORTH 43°57'00" WEST 1606.60 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A POINT;  
THENCE NORTH 34°56'00" WEST 1566.30 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO THE CENTER OF DAWSON CREEK;  
THENCE NORTH 24°17'00" EAST 1026.70 FEET ALONG SAID CREEK TO A POINT;  
THENCE NORTH 08°56'00" EAST 582.20 FEET ALONG SAID CREEK TO A POINT;  
THENCE NORTH 32°22'00" EAST 167.50 FEET ALONG SAID CREEK TO A POINT;  
THENCE NORTH 03°57'21" WEST 485.49 FEET ALONG THE PROLONGATION OF A FENCE TO AN EXISTING "T" POST;  
THENCE NORTH 88°58'55" WEST 474.63 FEET TO A SET 1/2" REBAR;  
THENCE SOUTH 00°32'18" WEST 96.52 FEET TO A SET 1/2" REBAR;  
THENCE NORTH 89°38'22" WEST 1170.02 FEET TO THE EAST RIGHT OF WAY OF HIGHWAY 311;  
THENCE NORTH 08°04'00" WEST 591.60 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A POINT;  
THENCE NORTH 00°07'51" WEST 1619.31 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A SET 1/2" REBAR AT ITS INTERSECTION WITH THE NORTH LINE OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 3 WEST;  
THENCE SOUTH 89°25'10" EAST 3699.43 FEET ALONG A FENCE ON THE NORTH LINE OF SAID SECTION 2 TO AN EXISTING 1/2" REBAR;  
THENCE NORTH 00°30'06" EAST 2659.87 FEET ALONG A FENCE AND THE PROLONGATION THEREOF TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 3 WEST;  
THENCE SOUTH 89°22'08" EAST 1517.67 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 35;  
THENCE SOUTH 00°00'05" WEST 1674.34 FEET ALONG THE EAST LINE OF SAID SECTION 35 TO A POINT;  
THENCE SOUTH 89°12'40" EAST 2656.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 3 WEST;  
THENCE NORTH 00°19'57" EAST 704.20 FEET ALONG SAID WEST LINE TO A POINT;  
THENCE SOUTH 89°12'38" EAST 2654.83 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 36;  
THENCE SOUTH 00°08'02" EAST 1686.91 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER THEREOF;  
THENCE SOUTH 00°07'41" EAST 2659.30 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE EAST QUARTER CORNER THEREOF;  
THENCE SOUTH 00°38'40" WEST 2659.18 FEET ALONG THE EAST LINE OF SAID SECTION 1 TO THE POINT OF BEGINNING AND CONTAINING 1463.4 ACRES, MORE OR LESS, SUBJECT TO AN ELECTRIC TRANSMISSION EASEMENT, AS SHOWN ON THE ATTACHED PLAT, ALL BEING IN THE SOUTHEAST QUARTER OF SECTION 35; AND IN THE SOUTH HALF OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 3 WEST; AND ALSO IN SECTION 1; IN SECTION 2; AND IN THE NORTH HALF OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 3 WEST, MARSHALL COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

STATE PLANE COORDINATES	
NORTHING	EASTING
(A) 1945102.58	796624.00
(B) 1945168.27	791275.13

CALL REFERENCES		
①	N89°31'01"W	392.22
②	N24°17'00"E	1026.70
③	N08°56'00"E	582.20
④	N32°22'00"E	167.50
⑤	N03°57'21"W	485.49
⑥	N88°58'55"W	474.63
⑦	S00°32'18"W	96.52
⑧	N08°04'00"W	591.60
⑨	N89°26'52"W	61.42

To: Gordon Ranch, L.P. dba Horton Ranches; DHI Title of Alabama, Inc. dba DHI of Mississippi, as agent for Old Republic National Title Insurance Company; Sparks Farming II, LLC and Sparks Farming, LLC;

This is to certify that this plat and the survey on which it is based were made in accordance with and meet or exceed the Standards of Practice for Surveying in the State of Mississippi. The data and information shown hereon is based on the original survey dated September 16, 2014 and updated on September 21, 2016.



TERRY EUGENE SMITH, PLS-2632  
09-21-2016

PHONE (662) 627-4833 FAX (662) 627-4933 info@smithwelland.com	SMITH & WELAND SURVEYORS AND ENGINEERS 337 DELTA AVENUE CLARKSDALE, MISSISSIPPI 38614	TERRY EUGENE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. PLS-2632 STATE OF MISSISSIPPI
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DESCRIPTION

TRACT 1

COMMENCING FROM AN EXISTING 1/4" REBAR AT THE COMMON CORNER OF SECTIONS 3, 4, 9 AND 10, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI, WHICH IS ALSO THE POINT OF BEGINNING; THENCE NORTH 89°28'09" EAST 2647.83 FEET ALONG THE NORTH LINE OF SAID SECTION 10 TO AN EXISTING 1/4" REBAR AT THE NORTH QUARTER CORNER THEREOF; THENCE SOUTH 00°04'21" EAST 647.26 FEET TO AN EXISTING 1/4" REBAR; THENCE NORTH 60°42'20" WEST 209.79 FEET TO AN EXISTING 1/4" REBAR; THENCE SOUTH 00°09'04" EAST 236.42 FEET TO AN EXISTING 1/4" REBAR; THENCE SOUTH 60°27'20" EAST 210.10 FEET TO AN EXISTING 1/4" REBAR; THENCE SOUTH 05°42'01" EAST 184.31 FEET TO AN EXISTING 1" AXLE; THENCE SOUTH 88°44'58" WEST 858.04 FEET TO AN EXISTING 1/4" REBAR; THENCE SOUTH 209°08'03" EAST 209.69 FEET TO AN EXISTING 1/4" REBAR; THENCE NORTH 88°52'33" EAST 839.63 FEET TO AN EXISTING 1 1/4" PIPE; THENCE SOUTH 01°17'20" EAST 47.08 FEET TO AN EXISTING 1/4" REBAR AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 89°38'29" WEST 2646.40 FEET TO AN EXISTING 1/4" REBAR AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 00°15'05" EAST 1319.32 FEET TO A 1/4" REBAR AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 88°42'56" WEST 2999.27 FEET TO A 1/4" REBAR; THENCE SOUTH 11°32'48" WEST 2588.79 FEET TO A 1/4" REBAR ON THE NORTH RIGHT OF WAY OF HEBRON CHURCH ROAD; THENCE SOUTH 89°29'59" WEST 1716.25 FEET ALONG SAID RIGHT OF WAY TO A 1/4" REBAR; THENCE NORTH 08°11'53" WEST 82.22 FEET TO A 1/4" REBAR; THENCE NORTH 01°06'22" EAST 203.05 FEET TO AN EXISTING FENCE POST ON THE EAST RIGHT OF WAY OF THE RAILROAD; THENCE NORTH 21°11'11" WEST 128.77 FEET TO A 1/4" REBAR ON THE WEST RIGHT OF WAY OF THE RAILROAD; THENCE NORTH 00°01'13" WEST 1794.76 FEET TO A 1/4" REBAR ON THE EAST RIGHT OF WAY OF HIGHWAY 7; THENCE NORTH 33°22'56" EAST 1633.57 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A POINT; THENCE NORTH 33°23'51" EAST 1387.78 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO AN EXISTING 1/4" REBAR AT THE WESTERNMOST CORNER OF A 4.0 ACRE LOT; THENCE SOUTH 52°17'00" EAST 502.84 FEET TO A 1/4" REBAR AT THE SOUTHERNMOST CORNER OF A 4.0 ACRE LOT; THENCE NORTH 36°48'10" EAST 345.95 FEET TO A 1/4" REBAR; THENCE NORTH 52°16'50" WEST 502.91 FEET TO A 1/4" REBAR ON THE EAST RIGHT OF WAY OF HIGHWAY 7; THENCE NORTH 38°17'28" EAST 298.85 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A POINT; THENCE NORTH 39°42'57" EAST 3922.83 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO AN EXISTING WOOD POST ON THE SOUTH LINE OF A 1.8 ACRE LOT; THENCE NORTH 84°50'55" EAST 552.09 FEET TO AN EXISTING 2" PIPE AT THE EASTERNMOST CORNER OF A 1.8 ACRE LOT; THENCE NORTH 50°37'57" WEST 393.91 FEET TO AN EXISTING 2" PIPE ON THE EAST RIGHT OF WAY OF HIGHWAY 7; THENCE NORTH 39°40'15" EAST 1498.48 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO AN EXISTING 1/4" REBAR; THENCE NORTH 67°23'05" EAST 266.15 FEET TO AN EXISTING 1/4" REBAR; THENCE SOUTH 52°43'19" EAST 24.37 FEET TO AN EXISTING 1/4" REBAR; THENCE NORTH 33°50'41" EAST 510.48 FEET TO AN EXISTING 1/4" REBAR ON THE SOUTH RIGHT OF WAY OF HIGHWAY 72; THENCE NORTH 77°50'46" EAST 179.65 FEET ALONG SAID SOUTH RIGHT OF WAY TO A 1/4" REBAR; THENCE NORTH 36°05'10" EAST 13.47 FEET ALONG SAID SOUTH RIGHT OF WAY TO A 1/4" REBAR; THENCE NORTH 76°48'27" EAST 171.37 FEET ALONG SAID SOUTH RIGHT OF WAY TO AN EXISTING RIGHT OF WAY STONE; THENCE SOUTH 89°51'26" EAST 900.63 FEET ALONG SAID SOUTH RIGHT OF WAY TO AN EXISTING RIGHT OF WAY STONE; THENCE NORTH 67°58'48" EAST 107.48 FEET ALONG SAID SOUTH RIGHT OF WAY TO AN EXISTING RIGHT OF WAY STONE; THENCE NORTH 88°21'35" EAST 159.89 FEET ALONG SAID SOUTH RIGHT OF WAY TO A 1/4" REBAR ON THE WEST RIGHT OF WAY OF THE RAILROAD; THENCE SOUTH 40°48'07" WEST 620.42 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT; THENCE SOUTH 74°40'50" EAST 113.09 FEET TO A 1/4" REBAR ON THE EAST RIGHT OF WAY OF THE RAILROAD; THENCE SOUTH 74°40'50" EAST 741.72 FEET TO AN EXISTING 1 1/4" PIPE; THENCE NORTH 37°18'12" EAST 336.89 FEET TO AN EXISTING 1 1/4" PIPE; THENCE NORTH 07°14'18" EAST 241.51 FEET TO AN EXISTING 1/4" REBAR; THENCE NORTH 00°41'39" EAST 180.35 FEET TO AN EXISTING 1/4" REBAR ON THE SOUTH RIGHT OF WAY OF HIGHWAY 72; THENCE SOUTH 89°05'10" WEST 3746.14 FEET ALONG SAID SOUTH LINE TO AN EXISTING 1/4" REBAR AT ITS INTERSECTION WITH THE EAST RIGHT OF WAY OF THE RAILROAD; THENCE SOUTH 40°54'24" WEST 874.96 FEET ALONG SAID RAILROAD RIGHT OF WAY TO AN EXISTING 1/4" REBAR ON THE EAST LINE OF SAID SECTION 4; THENCE SOUTH 00°33'34" EAST 2026.41 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING;

LESS AND EXCEPT

A 1.0 acre parcel in the Northeast Quarter of the Northwest Quarter of said Section 10 described as follows:

Commencing from an existing 1/4" rebar at the Northwest Corner of said Section 10; Thence South 00°00'00" East 620.45 feet to a point; Thence North 90°00'00" East 1810.55 feet to an existing 1/4" rebar, which is the Point of Beginning; Thence South 02°04'26" West 209.96 feet to an existing 1/4" rebar; Thence North 88°46'44" East 210.10 feet to an existing 1/4" rebar; Thence North 01°58'17" East 210.18 feet to an existing 1/4" rebar; Thence South 88°42'42" West 209.74 feet to the Point of Beginning.

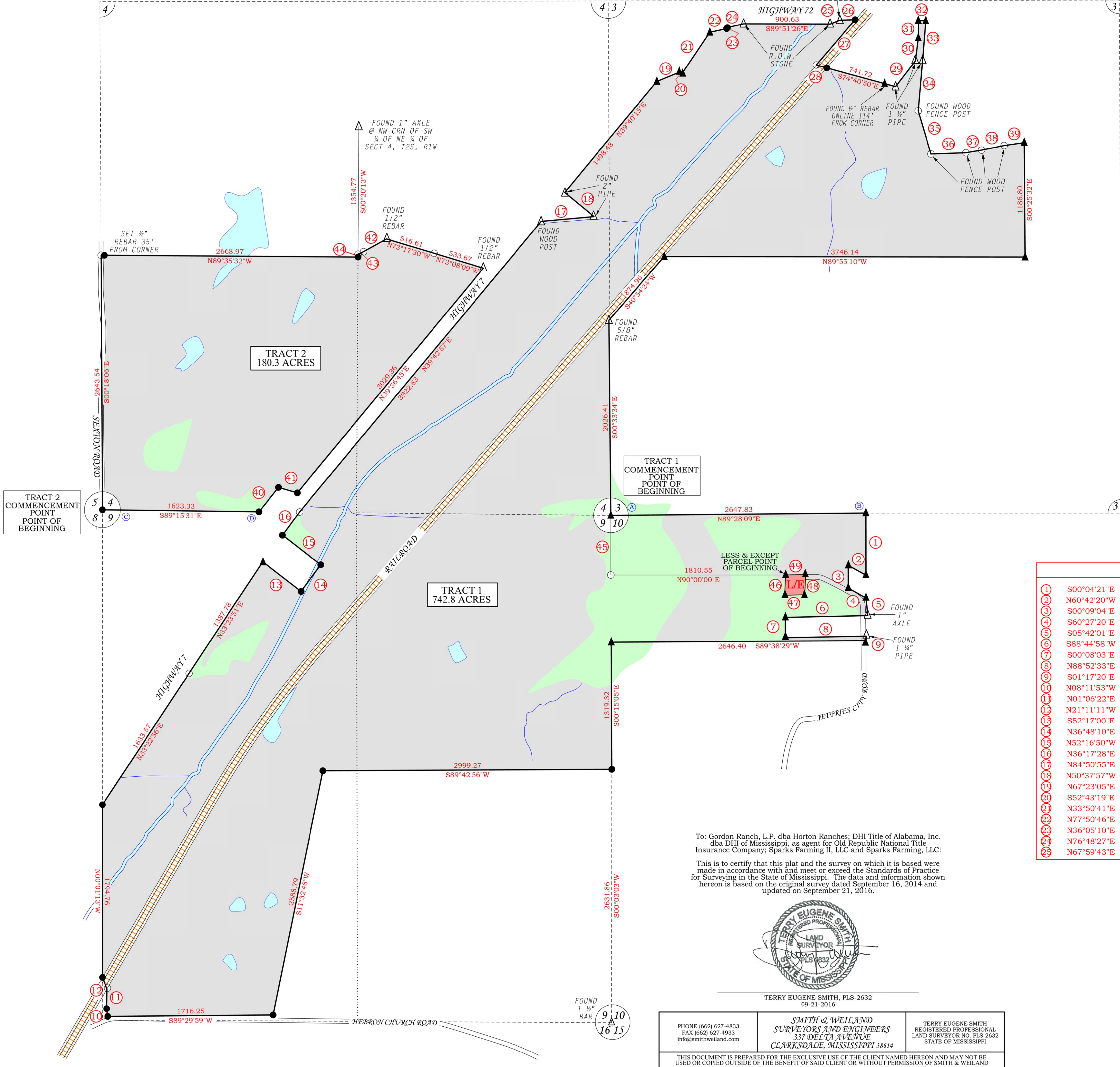
**TRACT 1** CONTAINING A NET ACREAGE OF 742.8 ACRES, MORE OR LESS, AFTER EXCEPTING 27.8 ACRES OF RAILROAD RIGHT OF WAY AND SUBJECT TO ROAD RIGHTS OF WAY, AS SHOWN ON THE ATTACHED PLAT, ALL BEING IN THE NORTH HALF OF SECTION 3; IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3; IN THE SOUTH HALF OF SECTION 4; IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4; IN SECTION 9; AND IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, ALL IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI.

TRACT 2

COMMENCING FROM A 1/4" REBAR ON THE EAST RIGHT OF WAY OF SEXTON ROAD AT THE SOUTHWEST CORNER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI, WHICH IS ALSO THE POINT OF BEGINNING; THENCE SOUTH 89°15'31" EAST 1623.33 FEET TO A 1/4" REBAR AT THE WESTERNMOST CORNER OF A 1.2 ACRE PARCEL; THENCE NORTH 39°00'14" EAST 324.89 FEET TO A 1/4" REBAR AT THE NORTHERNMOST CORNER OF A 1.2 ACRE PARCEL; THENCE SOUTH 73°53'08" EAST 203.50 FEET TO A 1/4" REBAR ON THE WEST RIGHT OF WAY OF HIGHWAY 7; THENCE NORTH 39°36'45" EAST 3029.36 FEET ALONG SAID HIGHWAY RIGHT OF WAY TO A 1/4" REBAR AT ITS INTERSECTION WITH A FENCE LINE; THENCE NORTH 73°08'09" WEST 533.67 FEET ALONG A FENCE TO A POINT; THENCE NORTH 73°17'30" WEST 516.61 FEET ALONG A FENCE TO A 1/4" REBAR; THENCE SOUTH 60°58'05" WEST 271.81 FEET ALONG A FENCE TO A POINT; THENCE SOUTH 64°54'37" WEST 62.22 FEET ALONG A FENCE TO A 1/4" REBAR; THENCE SOUTH 00°20'13" WEST 29.27 FEET ALONG THE NORTH SOUTH CENTERLINE SAID SECTION 4 TO A 1/4" REBAR AT THE CENTER THEREOF; THENCE NORTH 89°53'32" WEST 2688.87 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4, WHICH IS IN THE CENTER OF SEXTON ROAD; THENCE ALONG THE WEST LINE OF SAID SECTION 4 TO THE POINT OF BEGINNING, WHICH IS SOUTH 00°18'06" EAST 2643.54 FEET FROM THE AFORESAID POINT AND CONTAINING 180.3 ACRES, MORE OR LESS, AND SUBJECT TO ROAD RIGHTS OF WAY, AS SHOWN ON THE ATTACHED PLAT, ALL BEING IN SOUTH HALF OF SECTION 4, AND IN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI.

**TRACT 1 AND TRACT 2 AS DESCRIBED HEREON CONTAIN A TOTAL NET ACREAGE OF 923.1 ACRES. BEARING IN THESE DESCRIPTIONS ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM- NAD 83.**

PLAT OF TWO TRACTS  
TOTALING 923.1 ACRES IN SECTIONS 3, 4, 9 and  
10, TOWNSHIP 2 SOUTH, RANGE 1 WEST,  
BENTON COUNTY, MISSISSIPPI



To: Gordon Ranch, L.P. dba Horton Ranches; DHI Title of Alabama, Inc. dba DHI of Mississippi, as agent for Old Republic National Title Insurance Company; Sparks Farming II, LLC and Sparks Farming, LLC;

This is to certify that this plat and the survey on which it is based were made in accordance with and meet or exceed the Standards of Practice for Surveying in the State of Mississippi. The data and information shown hereon is based on the original survey dated September 16, 2014 and updated on September 21, 2016.



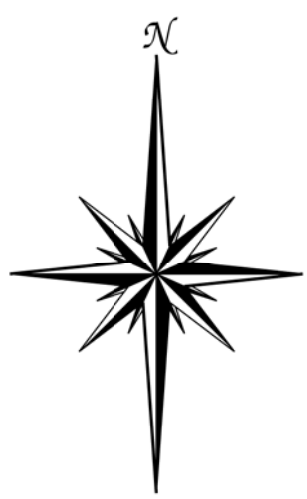
TERRY EUGENE SMITH, PLS-2632  
09-21-2016

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SMITH & WEILAND  
SURVEYORS AND ENGINEERS  
337 DELTA AVENUE  
CLARKSDALE, MISSISSIPPI 38614

TERRY EUGENE SMITH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. PLS-2632  
STATE OF MISSISSIPPI

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SCALE: 1" = 500'

CLASS "D" SURVEY

SURVEY COMPLETED  
ON SEPTEMBER 15, 2016  
FOR SPARKS FARMING II

MERIDIAN BASED ON GRID  
NORTH S.P.C.S. MS WEST  
NAD 83 AS ESTABLISHED BY  
G.P.S. USING TRIMBLE VIRTUAL  
STATION-MISSISSIPPI

CONVERGENCE ANGLE: -0°16'08.93"

AT LAT: N34°55'47.37"

LONG: W89°18'12.21"

CORRECTIONAL FACTOR: 0.99997

REVISED TO REFLECT CURRENT  
BOUNDARY OF OVERALL

PROPERTY -SEPTEMBER 21, 2016

STATE PLANE COORDINATES		
	NORTHING	EASTING
A	1976391.30	844416.35
B	1976415.84	847064.07
C	1976449.21	839137.13
D	1976428.21	840760.32

LEGEND

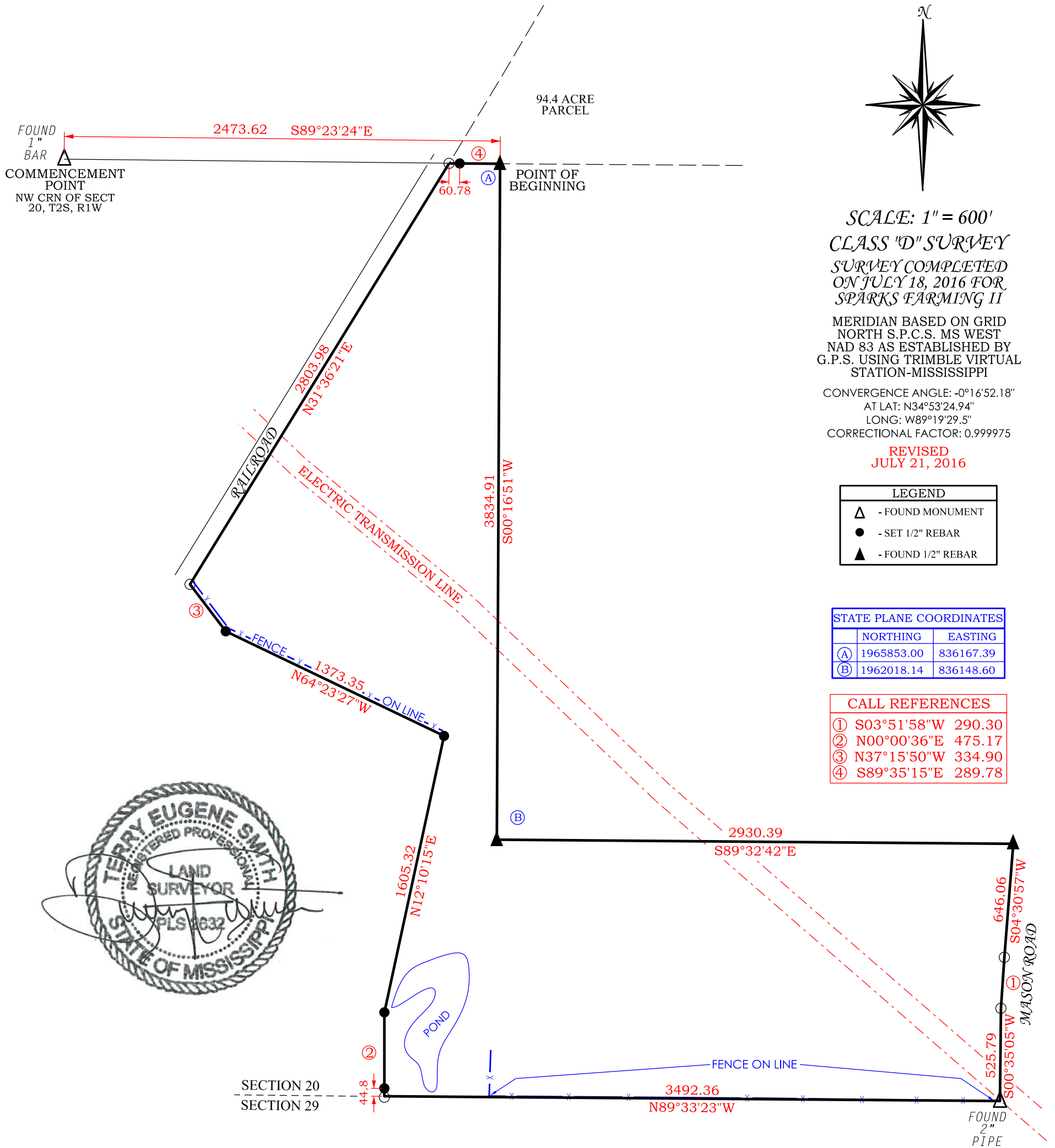
- Δ - FOUND MONUMENT
- - SET 1/2" REBAR
- - FOUND 1/2" REBAR
- - WOODED
- - WATER
- - OPEN AREA
- - LESS & EXCEPT PARCEL

NOTE:

CATTLE FENCES AROUND PROPERTY  
DO NOT NECESSARILY REPRESENT THE  
BOUNDARY OR EXTENT OF OWNERSHIP.



PLAT OF A 198.9 ACRE TRACT  
IN SECTION 20, TOWNSHIP 2 SOUTH,  
RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI



DESCRIPTION

COMMENCING FROM AN EXISTING 1" BAR AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI;  
THENCE SOUTH 89°23'24" EAST 2473.62 FEET TO AN EXISTING 1/2" REBAR, WHICH IS THE POINT OF BEGINNING;  
THENCE SOUTH 00°16'51" WEST 3834.91 FEET TO AN EXISTING 1/2" REBAR;  
THENCE SOUTH 89°32'42" EAST 2930.39 FEET TO AN EXISTING 1/2" REBAR ON THE WEST RIGHT OF WAY OF MASON ROAD;  
THENCE SOUTH 04°30'57" WEST 646.06 FEET ALONG SAID RIGHT OF WAY TO A POINT;  
THENCE SOUTH 03°51'58" WEST 290.30 FEET ALONG SAID RIGHT OF WAY TO A POINT;  
THENCE SOUTH 00°35'05" WEST 525.79 FEET ALONG SAID RIGHT OF WAY TO AN EXISTING 2" PIPE ON A FENCE;  
THENCE NORTH 89°33'23" WEST 3492.36 FEET ALONG A FENCE TO A POINT;  
THENCE NORTH 00°00'36" EAST 475.17 FEET TO A 1/2" REBAR AND PASSING THROUGH A 1/2" REBAR WITNESS IRON AT 44.8 FEET;  
THENCE NORTH 12°10'15" EAST 1605.32 FEET TO A 1/2" REBAR ON A FENCE LINE;  
THENCE NORTH 64°23'27" WEST 1373.35 FEET ALONG A FENCE TO A 1/2" REBAR;  
THENCE NORTH 37°15'50" WEST 334.90 FEET ALONG A FENCE TO THE EAST RIGHT OF WAY OF THE RAILROAD;  
THENCE NORTH 31°36'21" EAST 2803.98 FEET ALONG SAID RAILROAD RIGHT OF WAY TO ITS INTERSECTION WITH THE NORTH LINE OF SAID SECTION 20;  
THENCE SOUTH 89°35'15" EAST 289.78 FEET PASSING THROUGH A 1/2" REBAR WITNESS IRON AT 60.78 FEET TO THE POINT OF BEGINNING AND CONTAINING 198.9 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE WEST HALF AND THE SOUTH HALF OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.

PHONE (662) 627-4833  
FAX (662) 627-4933  
info@smithweiland.com

SMITH & WEILAND  
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337 DELTA AVENUE  
CLARKSDALE, MISSISSIPPI 38614

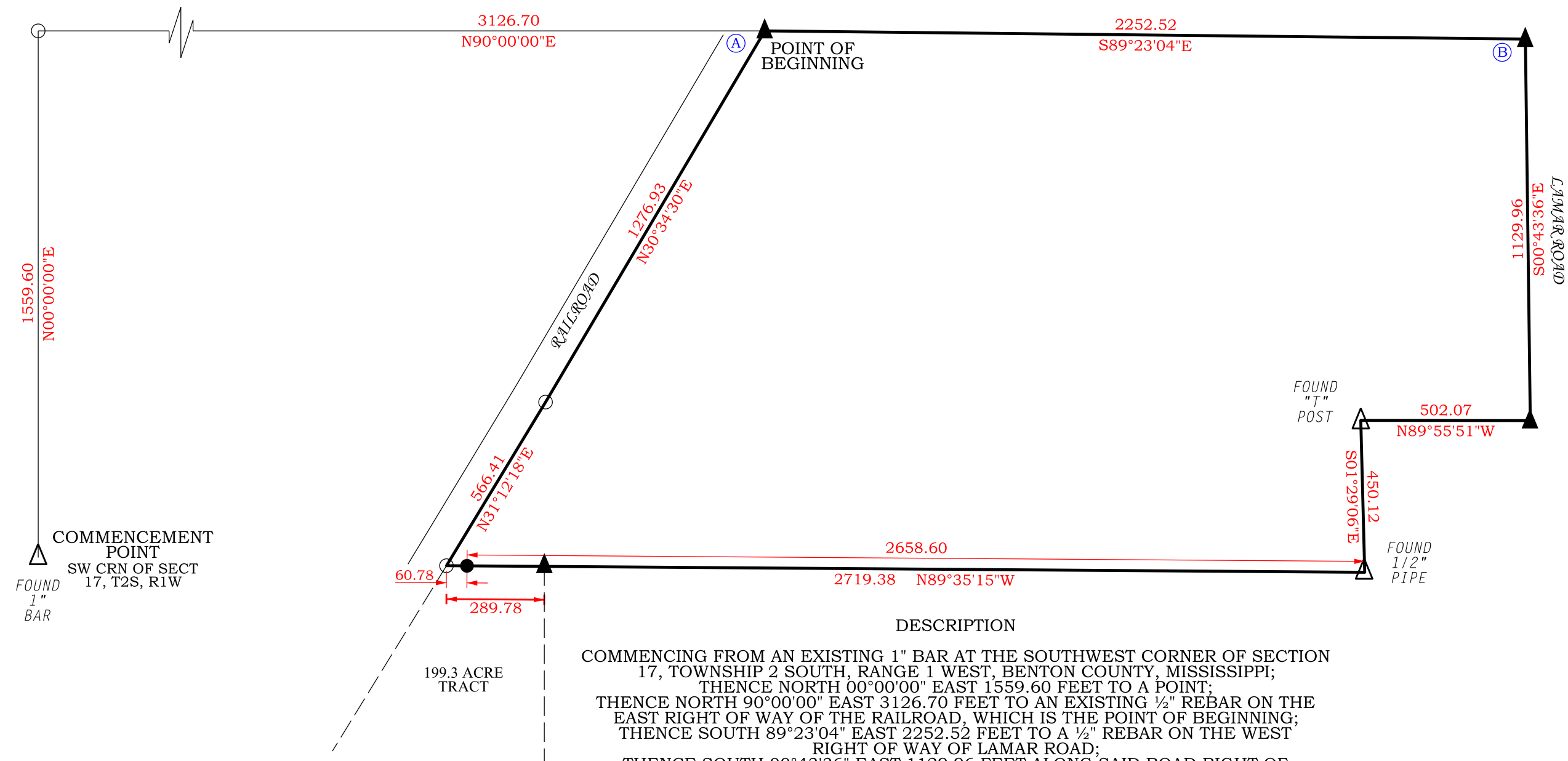
TERRY EUGENE SMITH  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. PLS-2632  
STATE OF MISSISSIPPI

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JOB NO. 16-106A



PLAT OF A 94.4 ACRE PARCEL  
IN SECTION 17, TOWNSHIP 2 SOUTH, RANGE  
1 WEST, BENTON COUNTY, MISSISSIPPI



SCALE: 1" = 350'  
CLASS "D" SURVEY  
SURVEY COMPLETED  
ON JULY 18, 2016 FOR  
SPARKS FARMING II  
MERIDIAN BASED ON GRID  
NORTH S.P.C.S. MS WEST  
NAD 83 AS ESTABLISHED BY  
G.P.S. USING TRIMBLE VIRTUAL  
STATION-MISSISSIPPI

CONVERGENCE ANGLE: -0°16'46.08"  
AT LAT: N34°54'17.08"  
LONG: W89°19'18.2"  
CORRECTIONAL FACTOR: 0.999974

LEGEND		
●	-	SET 1/2" REBAR
△	-	FOUND MONUMENT
▲	-	FOUND 1/2" REBAR

STATE PLANE COORDINATES		
	NORTHING	EASTING
(A)	1967438.93	836820.61
(B)	1967414.74	839073.00

DESCRIPTION

COMMENCING FROM AN EXISTING 1" BAR AT THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI;  
THENCE NORTH 00°00'00" EAST 1559.60 FEET TO A POINT;  
THENCE NORTH 90°00'00" EAST 3126.70 FEET TO AN EXISTING ½" REBAR ON THE EAST RIGHT OF WAY OF THE RAILROAD, WHICH IS THE POINT OF BEGINNING;  
THENCE SOUTH 89°23'04" EAST 2252.52 FEET TO A ½" REBAR ON THE WEST RIGHT OF WAY OF LAMAR ROAD;  
THENCE SOUTH 00°43'36" EAST 1129.96 FEET ALONG SAID ROAD RIGHT OF WAY TO A ½" REBAR;  
THENCE NORTH 89°55'51" WEST 502.07 FEET TO AN EXISTING "T" POST;  
THENCE SOUTH 01°29'06" EAST 450.12 FEET TO AN EXISTING ½" PIPE ON THE SOUTH LINE OF SAID SECTION 17;  
THENCE NORTH 89°35'15" WEST 2719.38 FEET ALONG SAID SOUTH LINE TO ITS INTERSECTION WITH THE EAST RIGHT OF WAY OF THE RAILROAD AND PASSING THROUGH A ½" REBAR WITNESS IRON AT 2658.6 FEET;  
THENCE NORTH 31°12'18" EAST 566.41 FEET ALONG SAID RAILROAD RIGHT OF WAY TO A POINT;  
THENCE NORTH 30°34'30" EAST 1276.93 FEET ALONG SAID RAILROAD RIGHT OF WAY TO THE POINT OF BEGINNING AND CONTAINING 94.4 ACRES, MORE OR LESS, AS SHOWN ON THE ATTACHED PLAT. ALL BEING IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 2 SOUTH, RANGE 1 WEST, BENTON COUNTY, MISSISSIPPI. BEARINGS IN THIS DESCRIPTION ARE BASED ON GRID NORTH FROM THE MISSISSIPPI WEST STATE PLANE COORDINATE SYSTEM-NAD 83.



PHONE (662) 627-4833 FAX (662) 627-4933 info@smithweiland.com	SMITH & WEILAND SURVEYORS AND ENGINEERS 337 DELTA AVENUE CLARKSDALE, MISSISSIPPI 38614	TERRY EUGENE SMITH REGISTERED PROFESSIONAL LAND SURVEYOR NO. PLS-2632 STATE OF MISSISSIPPI
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