

Barbee Davis Farm 152.4± acres Coahoma County, MS For further information contact: Murry McClintock, Farm Manager Real Estate Salesperson 6750 Poplar Avenue, Suite 710 Memphis, TN 38138 Tel: (662) 363-1801 Office: (901) 756-5367 murrymc@bellsouth.net Designated Agent for Seller

## **Property Description**

- Size: 152.42± Tax Acres, 133.55± Farmland and FSA Cropland Acres
- Location: Intersection of US Hwy 49 and US Hwy 61 in Coahoma County MS; 15 miles north of Clarksdale, MS and 19 miles south of Tunica, MS on US Hwy 61

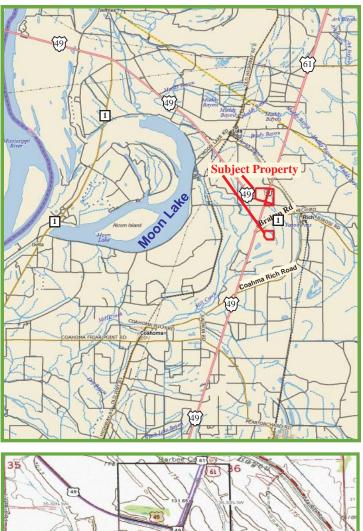
| FSA Data: | <u>Crop</u>     | <u>Base Ac.</u>   | Direct Yld.        | <u>CC Yld</u>    |
|-----------|-----------------|-------------------|--------------------|------------------|
|           | Soybeans        | 1.4               | 16 bu.             | 16 bu.           |
|           | Wheat           | 9.0               | 36 bu.             | 36 bu.           |
|           | Cotton          | 122.8             | 600 lb.            | 600 lb.          |
|           | *Base acres & n | avments are estir | mates hased upon t | he Farm Security |

\*Base acres & payments are estimates based upon the Farm Security & Rural Investment Act of 2002, and are subject to final approval of the local Farm Service Agency.

- **Description:** This farm lies north of Clarksdale, MS and south of Tunica MS at the intersection of US Hwy 61 and US Hwy 49 in two tracts. The largest parcel is on either side of Hwy 61, north of the Hwy 49 intersection. A separate smaller parcel lies just south 1/4 mile east of Hwy 61, .75 miles south of the intersection. This non-irrigated farm, with mostly sandy loam soils, has a history of cotton production. With predominantly Class I and Class II soils, the property has excellent production potential. Along with approximately 86% cropland, the farm has a high percentage of FSA bases.
- Soils: Predominant cropland soil types are Dundee, Dubbs, Commerce and Bosket silt and sandy loams (71%) and Sharkey clay (29%)
- Possession: At closing, subject to existing lease

Showing: Please contact agent

Management: Professional farm management available



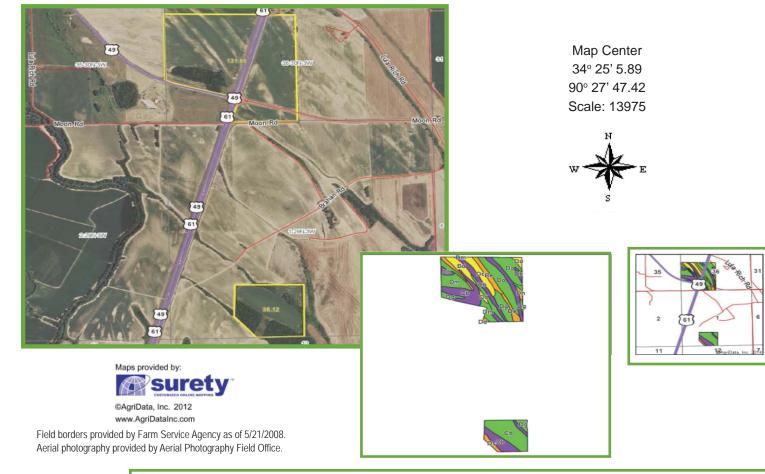


Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



Barbee Davis Farm 152.4± acres Coahoma County, MS For further information contact: Murry McClintock, Farm Manager Real Estate Salesperson 6750 Poplar Avenue, Suite 710 Memphis, TN 38138 Tel: (662) 363-1801 Office: (901) 756-5367 murrymc@bellsouth.net Designated Agent for Seller

## Aerial Photo & Soils Map



| Code   | Soil Description   | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class | Corn | Cotton lint | Soybeans | Wheat |
|--|--|-------|------------------|----------------------|---------------|------|-------------|----------|-------|
| Db Dowling soils (sharkey)                                 |  | 49.17 | 29.0%            |                      | IVw           |      |             | 30       | 45    |
| Do Dundee very fine sandy loam, nearly level phase         |  | 27.86 | 16.4%            |                      | llw           | 85   | 750         | 40       | 45    |
| Dg Dundee silt loam, nearly level phase                    |  | 22.55 | 13.3%            |                      | Hw            | 85   | 750         | 40       | 45    |
| Cb Commerce silt loam, nearly level phase                  |  | 21.85 | 12.9%            |                      | lle           | 85   | 825         | 35       | 52    |
| Dm   | Dundee silty clay loam, nearly level phase                   | 14.00 | 8.2%             |                      | llw           | 85   | 750         | 40       | 45    |
| Be   | Be Bosket very fine sandy loam, gently sloping phase (dubbs) |       | 5.2%             |                      | Ille          | 80   | 750         | 30       | 40    |
| Dc Dubbs silt loam, nearly level phase                     |  | 8.42  | 5.0%             |                      | I             | 90   | 850         | 40       | 50    |
| Bd Bosket very fine sandy loam, nearly level phase (dubbs) |  | 6.69  | 3.9%             |                      | 1             | 90   | 850         | 40       | 50    |
| De Dubbs very fine sandy loam, gently sloping phase        |  | 3.96  | 2.3%             |                      | llle          | 80   | 750         | 30       | 40    |
| Dd   | Dd Dubbs very fine sandy loam, nearly level phase            |       | 1.7%             |                      | L.            | 90   | 850         | 40       | 50    |
| Ds   | Ds Dundee-clack soils, gently sloping phases (dundee, bruno) |       | 1.4%             |                      | IIIs          | 70   | 600         | 30       |       |
| Dh   | Dundee silt loam, gently sloping phase                       | 1.32  | 0.8%             |                      | Ille          | 70   | 600         | 30       |       |
|  | Weighted Averag  |       |                  |                      |               |      | 549.8       | 35.5     | 45.1  |

Area Symbol: MS027, Soil Area Version: 9, Established: 3/20/2012 5:37:59 PM

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



Barbee Davis Farm 152.4± acres Coahoma County, MS For further information contact: Murry McClintock, Farm Manager Real Estate Salesperson 6750 Poplar Avenue, Suite 710 Memphis, TN 38138 Tel: (662) 363-1801 Office: (901) 756-5367 murrymc@bellsouth.net Designated Agent for Seller

## **Photos**













Capital Agricultural Property Services, Inc. (CAPS) has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as agent of the seller. The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.