



**CAPITAL
AGRICULTURAL
PROPERTY
SERVICES**

Bradshaw Hunting Property

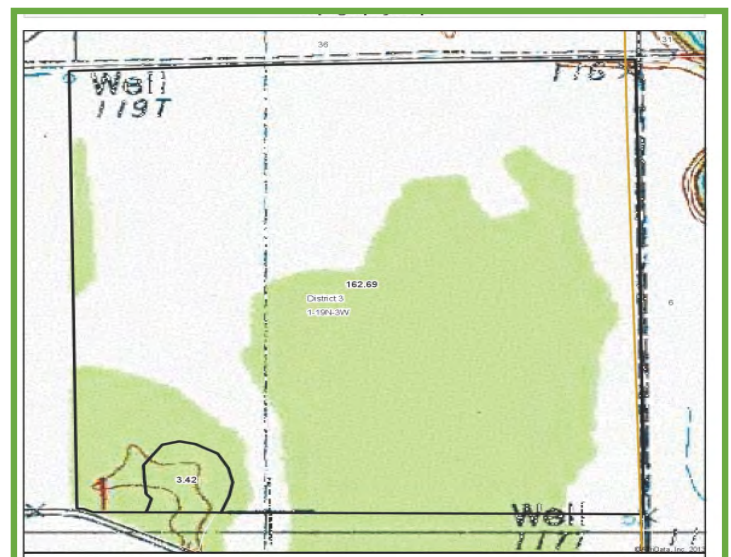
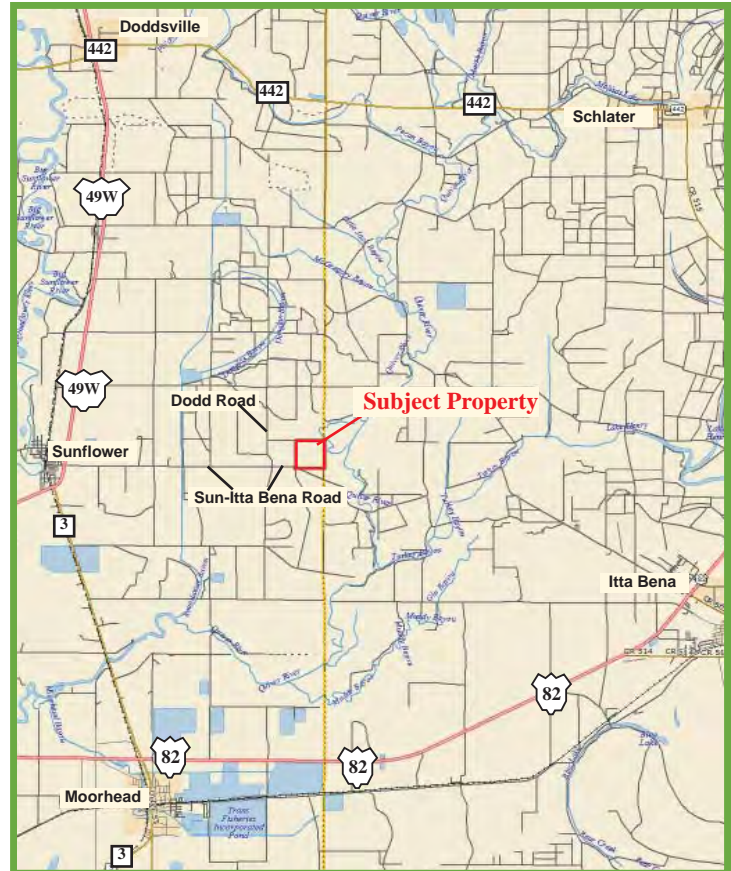
170± acres

Sunflower County, MS

For further information contact:
Russell Black
Real Estate Broker
1704 Walker Lane, Suite 5
Greenville, MS 38701
Tel: (662) 347-0979
russellblack@bellsouth.net
Designated Agent for Seller

Property Description

- Size:** 170.0± est. total acres
- Location:** Located near the Quiver River approximately 5 miles east of Sunflower, MS, and 15 miles west of Greenwood, MS near a paved county road. It is situated in Section 1, Township 19 North, Range 3 West in Sunflower County, Mississippi.
- Legal:** Part of Section 1, District 3 Township 19 North, Range 3 West, and Part of Section 25, District 4 Township 21 North, Range 3 West in Sunflower County, Mississippi.
- Improvements:** 1 Cabin - 2 bedrooms; 2 irrigation wells
- Description:** This tract is an outstanding duck and deer hunting property. It consists of 12 old catfish ponds which are capable of holding water during duck season. Several water impoundment areas have been developed which draw good duck populations during the winter months. The property has a Wetland Reserve Easement on it and is permanently committed to being wildlife habitat and timberland. It is located near the Quiver River, known to be one of the best hunting areas in the Mississippi Delta. The owner has constructed a high quality hunting lodge on the property that can comfortably sleep 8 hunters. There are two irrigation wells that can be used to keep the water levels at optimum levels for ducks during hunting season. The property has a good history of successful duck and deer hunts, and is available for a new owner to take possession after February 1, 2014.
- Price:** \$385,000
- Possession:** At closing
- 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.



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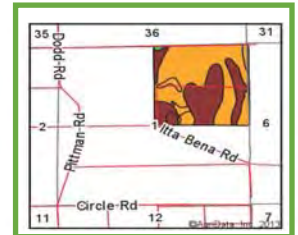
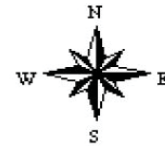
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Aerial Photo & Soils Map



Map Center
 33° 38' 2.14
 90° 33' 31.41
 Scale: 13184



Maps provided by:



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 www.AgrIDataInc.com

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

Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Rice	Rice Irrigated	Soybeans	Wheat
Ag	Alligator silty clay, nearly level phase	84.45	50.8%		Ille		550	6		30	47
Db	Dowling clay (sharkey)	62.45	37.6%		Vw						
Fm	Forestdale silty clay loam, nearly level phase	16.25	9.8%		Illw	50	600		130	35	40
Fb	Forestdale silt loam, nearly level phase	2.27	1.4%		Illw	50	600		130	35	40
Do	Dundee silty clay loam, nearly level phase	0.69	0.4%		Ilw	85	750			40	45
Weighted Average						5.9	349.6	3.1	14.5	19.3	28.5

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

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