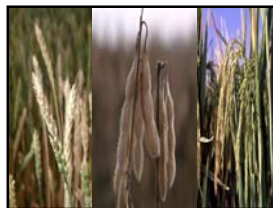




# Scriber Land Co., LLC



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

870-972-4766

Jonesboro, AR

Licensed in AR,

MO, MS, LA, TN

**160± acres**  
**East Carroll Parish, LA**

**Size:** 160± Total Acres, 148.5± Cropland Acres

**Location:** This property is located approximately 4 miles west of Transylvania, and 12 miles southwest of Lake Providence, LA. Located on an improved Parish gravel road. (see map.)

FSA Information:	Crop	Base Acres	Payment Yield
(2011)	Rice	60.2	4,026 lbs.
	Wheat	1.4	34 bu.
	Soybeans	28.8	18 bu.
	Grain Sorghum	51.3	44 bu.

\* 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.

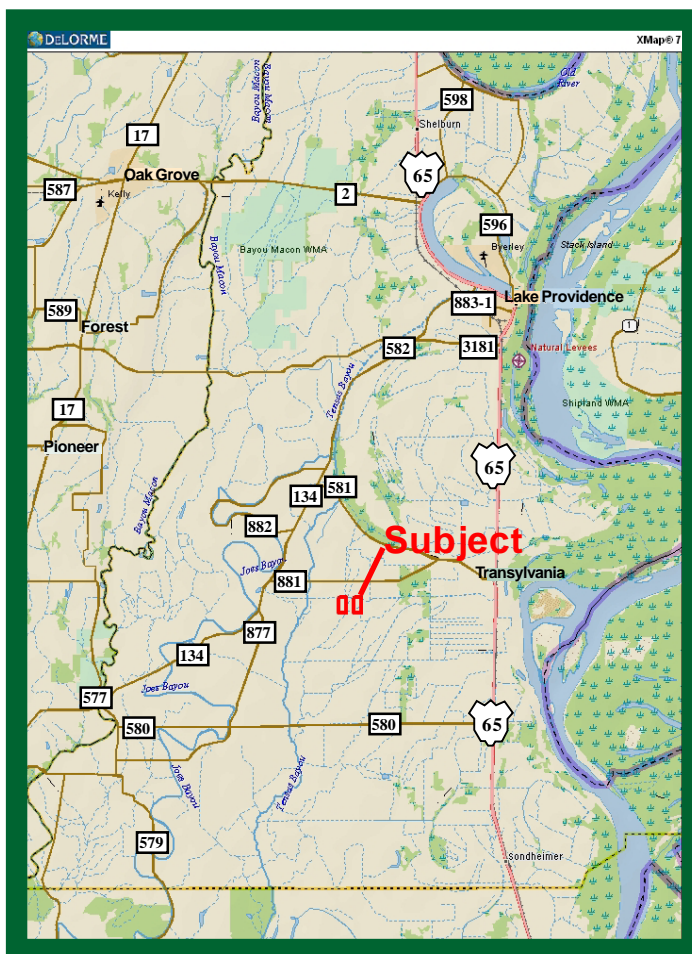
**Description:** This excellent cropland consists of two 80-acre tracts located 1/4 mile apart, and situated on an improved gravel road near Transylvania, LA.. The soils are primarily Sharkey Clay. The land has been leveled and is irrigated by two wells, one on each tract. It has been very productive in recent years growing corn, rice, and soybeans, and is rented on a "crop share" basis. Additionally the land has a history of good duck hunting. The current owners have improved a small cabin on the property (Duck Lodge), and have installed two permanent duck blinds, which have proven to be good to assist the owners to have consistently good hunts. The land typically has been flooded during the Duck Hunting season, and has attracted a good duck population.

**Taxes:** 2011: \$631.39 (\$3.95 per acre)

**Possession:** At closing, subject to existing leases.

**Showing:** By appointment only.

**Management:** Professional farm management is available.



See reverse side for additional maps.  
For more information contact:

**E. Russell Black, JR - Real Estate Broker**

**Tel: 662-334-4627**

**Agent for Seller**

**Licensed in AR, LA, MS**

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, such as, but not necessarily including or limited to, Seller, CFSA and NRCS records and data, and information from other government agencies and offices. However, CAPS has not independently verified and does not guarantee the accuracy, completeness or sufficiency of this information. The prospective Buyer is, therefore, advised to independently confirm information provided herein, and any reliance upon this data is made at Buyer's own risk. Similarly, the past history of this property is no guaranty of future performance, which is subject to unpredictable variables such as weather management and operational skills, market factors and general economic conditions. Accordingly, CAPS does not assume, and hereby expressly disclaims, any responsibility for the future operating and investment results of the property.

CAPS' participation in this transaction is solely in the capacity of a real estate broker, and it does not hold itself out as having expertise or specialized knowledge in the fields of environmental science, engineering, chemistry, hydrology, meteorology, geology, seismology, health or financial investments. No statement made by CAPS relating to this property may be relied upon by the buyer as reflecting particular expertise in these or any other areas of specialized knowledge. In the course of conducting a due diligence inspection of the property, the prospective Buyer is strongly advised to consult with such brokers, attorneys, financial advisors or other professional or expert consultants as may be necessary to fully protect the Buyer's rights and interests.

Capital Agricultural Property Services, Inc., as Real Estate Broker, only represents the SELLER in this transaction. This offering is subject to prior sale, matters of title, change of price, rental or conditions and to any special listing conditions or requirements the seller may impose, and it may be withdrawn from the market without advance notice.

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## Property Aerial, Soils and Topography Maps



Capital  
Agricultural  
Property  
Services, Inc.

Maps provided by:  
**surety**  
©AgriData, Inc. 2012  
[www.AgriDataInc.com](http://www.AgriDataInc.com)

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

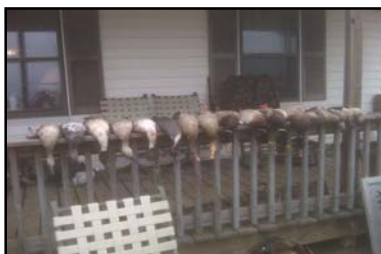
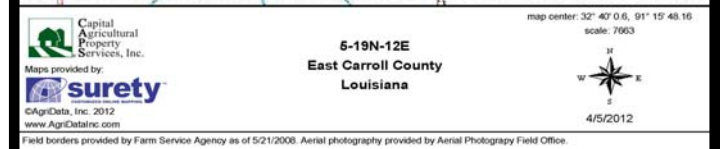
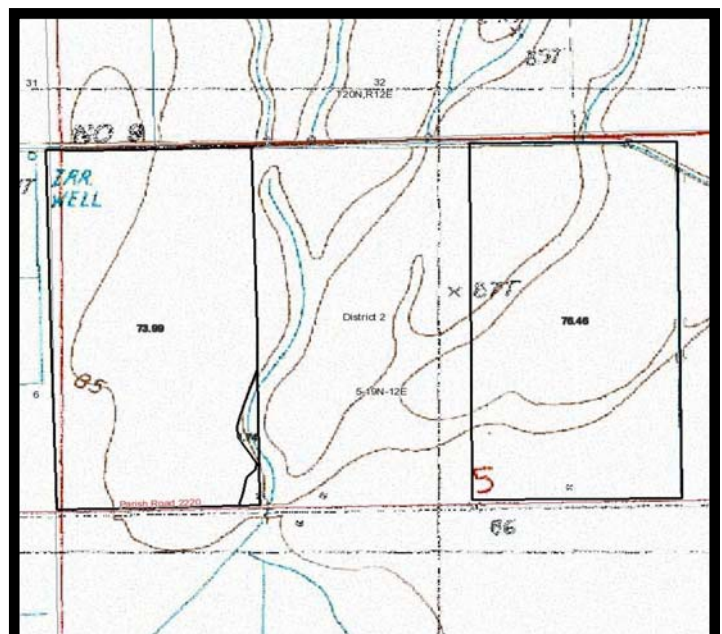
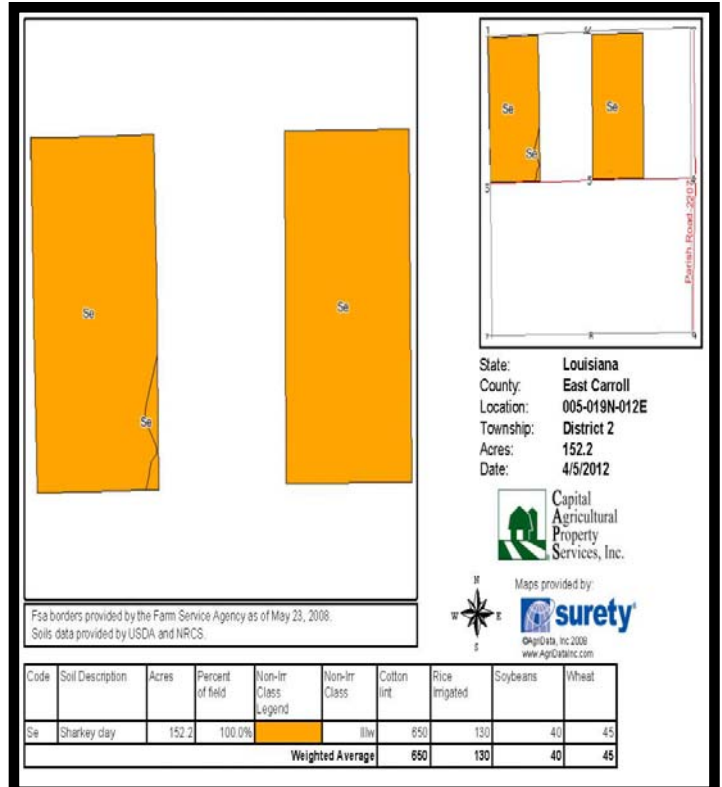
**5-19N-12E**  
**East Carroll County**  
**Louisiana**

map center: 32° 40' 0.6, 91° 15' 48.16

scale: 7663



4/5/2012



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