

AUCTION

BOLIVAR COUNTY, MISSISSIPPI

EXCELLENT IRRIGATED CROPLAND



3,627^{+/-} ACRES
16 TRACTS

OWNER:
MID-DELTA FARMS, LLC

HALDERMAN
REAL ESTATE
SERVICES

HLS# PJK-11082 (13)

800.424.2324 | www.halderman.com

2% Buyer's Premium
Please refer to Terms & Conditions for more information

BAIRD & BRUNSON
LAND MANAGEMENT
GROUP LLC

STEVE BRUNSON
901.850.5303

WWW.LANDMANAGEMENTGROUP.NET

AUCTION INFORMATION

THURSDAY, APRIL 11TH 1:00 PM CST

DELTA STATE UNIVERSITY • JAMES M. EWING HALL • 1003 W SUNFLOWER RD • CLEVELAND, MS 38733

There will be an auction process Q&A session held 1 hour before the auction begins.

INSPECTION DATES:

MARCH 4TH & 25TH • 1:00–4:00 PM CST

Please meet at Tract 10 for both inspection dates.

For More Information Please Contact: STEVE BRUNSON • 901.850.5303

AUCTION LOCATION

**DELTA STATE
UNIVERSITY**

1003 West Sunflower Rd
Cleveland, MS 38733



Jacobs Conference Center,
within James M. Ewing Hall



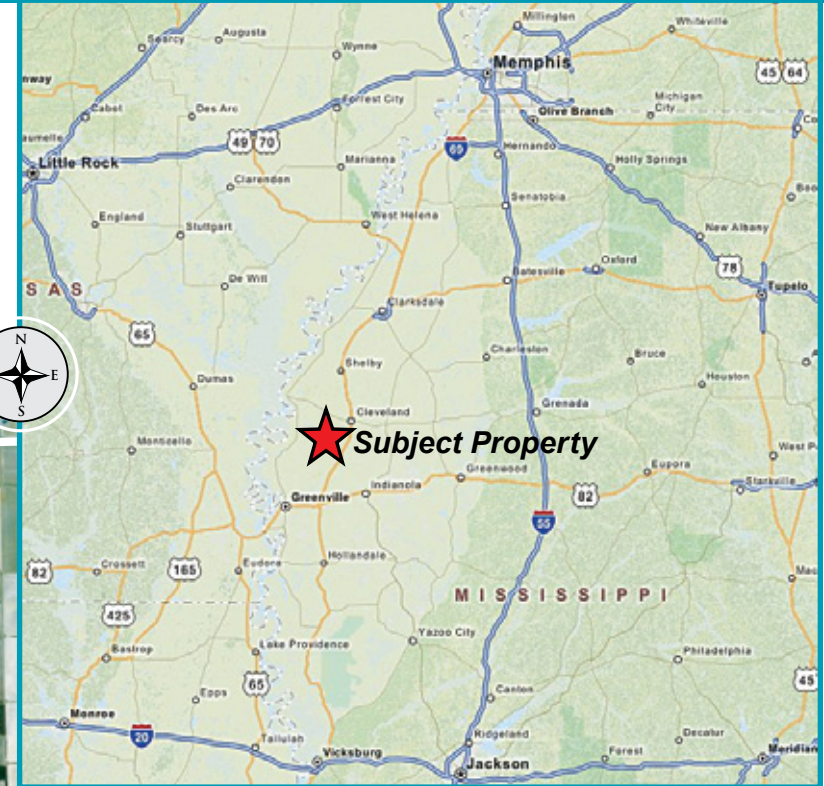
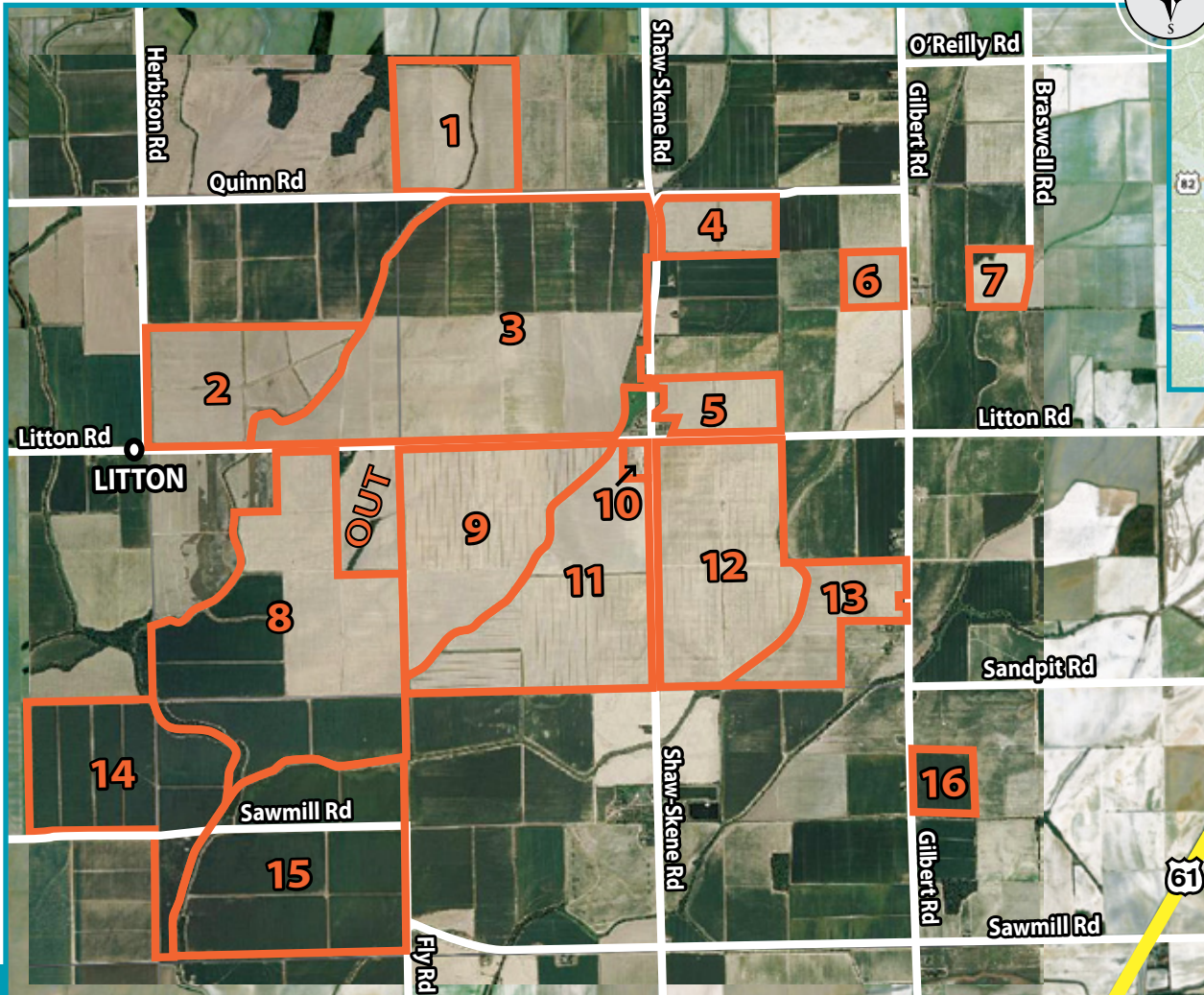
- 13. Walter Sillers Coliseum
- 14. Hugh L. White Hall
- 15. Kent Wyatt Hall
- 16. Hugh Ellis Walker Alumni-Foundation House
- 17. Bologna Performing Arts Center
- 18. Harkins Residence Hall
- 19. Lawler Residence Hall
- 24. William H. Zeigel Music Center
- 25. Thomas L. Bailey Hall
- 26. Hamilton-White Child Development Center
- 27. W.M. Kethley Hall
- 28. Fielding L. Wright Art Center / Holcombe-Norwood Hall
- 29. James W. Broom Hall / Kathryn Keener Hall
- 30. E.R. Jobe Hall
- 31. James M. Ewing Hall**
- 32. Eleanor Boyd Walters Hall
- 33. R.L. Caylor Hall
- 34. Robert E. Smith School of Nursing

Delta State University campus map source:
http://www.deltastate.edu/PDFFiles/univ_relations_PDF/campusmap12.pdf

PROPERTY DETAILS

3,627^{+/-} ACRES 16 TRACTS

3,445.98^{+/-} Tillable • 2^{+/-} Wooded
10^{+/-} Acres with Buildings



LOCATION:

7.5 miles southwest of Cleveland, MS
and 3 miles west of Hwy 61

ANNUAL TAXES:

\$38,430.11

SCHOOL DISTRICT:

Bolivar County Schools



ONLINE BIDDING & VISUAL TOUR
AVAILABLE AT: www.halderman.com

PROPERTY PHOTOS

TRACT 1



TRACT 5



TRACT 9



TRACT 13



TRACT 2



TRACT 6



TRACT 10



TRACT 14



TRACT 3



TRACT 7



TRACT 11



TRACT 15



TRACT 4



TRACT 8



TRACT 12



TRACT 16



MORE PICTURES OF THE PROPERTY ARE AVAILABLE ON THE VISUAL TOUR

TRACT INFORMATION

- TRACT 1:** 162^{+/-} Total Acres with Well, 152.8^{+/-} Cropland: All Irrigated & Precision Leveled
Location: Along the north side of Quinn Rd, between Herbison Rd and Shaw-Skene Rd
- TRACT 2:** 211^{+/-} Total Acres, 173.96^{+/-} Cropland: All Irrigated; Partially Land Formed
Location: Along the east side of Herbison Rd and north side of Litton Rd
- TRACT 3:** 711^{+/-} Total Acres, 687.27^{+/-} Cropland: All Irrigated & Precision Leveled
Location: Along the south side of Quinn Rd, north side of Litton Rd, and west side of Shaw-Skene Rd
- TRACT 4:** 74^{+/-} Total Acres, 68.07^{+/-} Cropland: All Irrigated & Land Formed
Location: Along the south side of Quinn Rd and east side of Shaw-Skene Rd
- TRACT 5:** 71^{+/-} Total Acres, 71.57^{+/-} Cropland: All Irrigated & Precision Leveled
Location: Along the south side of Quinn Rd, north side of Litton Rd and west side of Shaw-Skene Rd
- TRACT 6:** 39^{+/-} Total Acres with Well, 36^{+/-} Cropland: All Irrigated & Precision Leveled
Location: Along the west side of Gilbert Rd, between Quinn Rd and Litton Rd
- TRACT 7:** 38^{+/-} Total Acres, 2^{+/-} Wooded, 30.7^{+/-} Cropland: All Irrigated & Precision Leveled
Location: At the southwest end of Braswell Rd, east of Gilbert Rd, between Litton Rd and O'Reilly Rd
- TRACT 8:** 543^{+/-} Total Acres, 512.8^{+/-} Cropland: All Irrigated; 382.6^{+/-} Precision Leveled;
130.2^{+/-} Land Formed
Location: Along the south side of Litton Rd, north of Sawmill Rd and west of Shaw-Skene Rd
- TRACT 9:** 282^{+/-} Total Acres with Well, 276.92^{+/-} Cropland: All Irrigated & Precision Leveled
Location: Along the south side of Litton Rd, west of Shaw-Skene Rd
- TRACT 10:** 10^{+/-} Total Acres, 50'x60' Metal Shop Building with 110'x60' Shade Cover
(1) 50,000 Bushel Grain Bin, (8) 12,000 Bushel Grain Bins
Location: At the southwest intersection of Litton Rd and Shaw-Skene Rd

TRACT INFORMATION

TRACT 11: 338^{+/-} Total Acres, 329.8^{+/-} Cropland: All Irrigated; 232.23^{+/-} Precision Leveled; 97.57^{+/-} Land Formed. This tract also includes a landing strip.

Location: Along the west side of Shaw-Skene Rd and south side of Litton Rd

TRACT 12: 315^{+/-} Total Acres, 313.26^{+/-} Cropland: All Irrigated & Precision Leveled

Location: At the southeast intersection of Litton Rd and Shaw-Skene Rd

TRACT 13: 122^{+/-} Total Acres, 112.5^{+/-} Cropland: All Irrigated & Precision Leveled

Location: Along the west side of Gilbert Rd, between Sawmill Rd and Litton Rd

TRACT 14: 275^{+/-} Total Acres, 264.13^{+/-} Cropland: 236.93^{+/-} Irrigated & Precision Leveled; 27.2^{+/-} Non-Irrigated

Location: Along the north side of Sawmill Rd, partially extending south of Sawmill Rd, west of Fly Rd

TRACT 15: 395^{+/-} Total Acres, 376.2^{+/-} Cropland: All Irrigated & Precision Leveled

Location: Along the west side of Fly Rd, on the north and south sides of Sawmill Rd

TRACT 16: 41^{+/-} Total Acres, 40^{+/-} Cropland: All Irrigated & Precision Leveled

Location: Along the east side of Gilbert Rd, between Sawmill Rd and Sandpit Rd

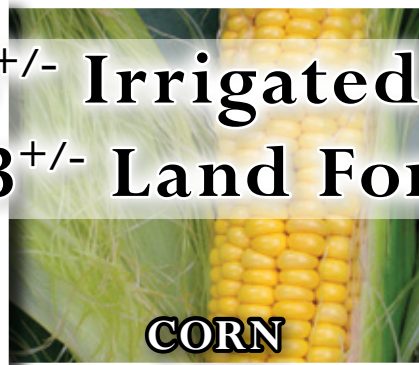
3,445.98^{+/-} TILLABLE BREAKDOWN:

3,418.78^{+/-} Irrigated • 3,017.05^{+/-} Precision Leveled

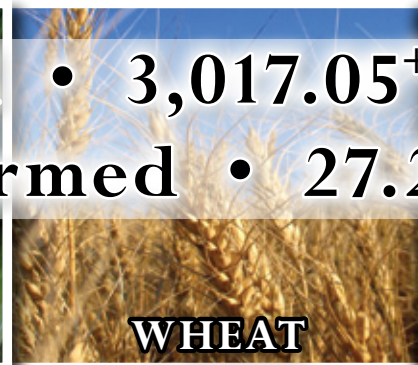
401.73^{+/-} Land Formed • 27.2^{+/-} Non-Irrigated



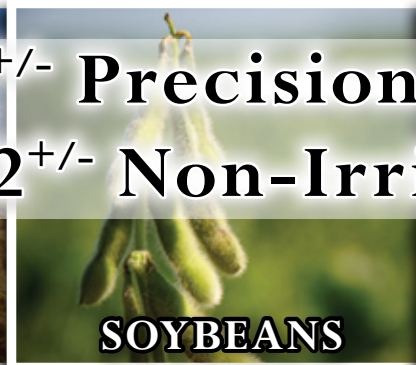
COTTON



CORN



WHEAT



SOYBEANS



RICE

SOILS INFORMATION

TRACTS 1-3



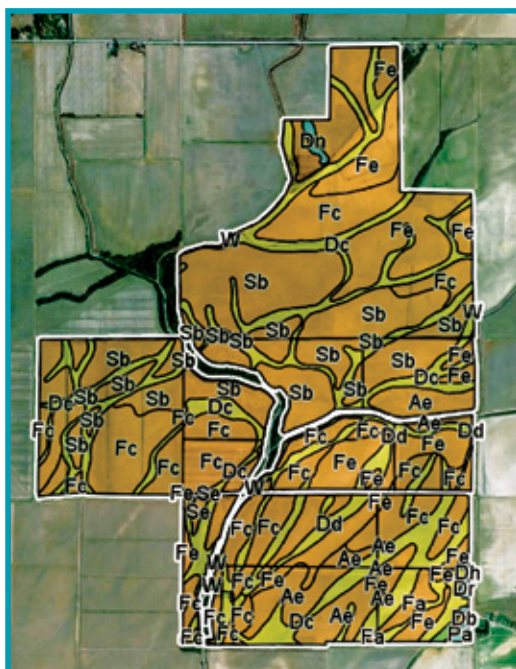
TRACTS 4-7



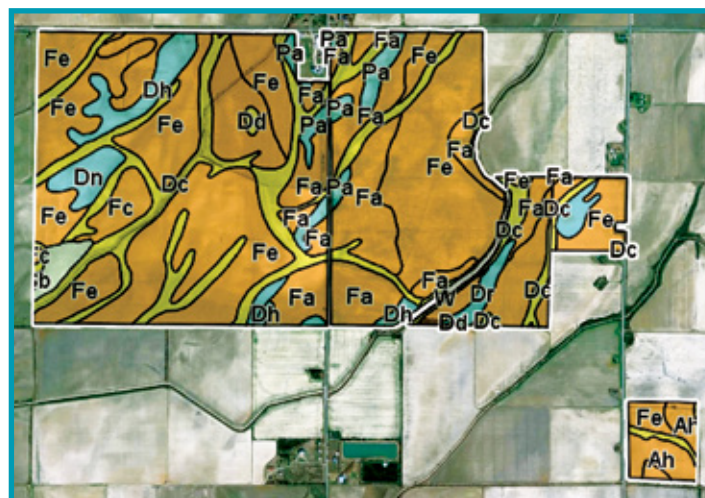
SOILS LEGEND: TRACTS 1-9, 11-16

Code	Soil Description Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA & NRCS.	Non-Irr Class Legend	Non-Irr Class
Ae	Alligator silty clay, nearly level phase		IIIe
Ah	Alligator silty clay loam, nearly level phase		IIIe
Da	Dexter silt loam, nearly level phase (dubbs)		I
Db	Dexter silt loam, gently sloping phase (dubbs)		IIIe
Dc	Dowling clay (sharkey)		Vw
Dd	Dowling soils, overwash phases (sharkey)		Vw
Dh	Dundee silt loam, nearly level phase		IIw
Dn	Dundee silty clay loam, nearly level phase		IIw
Dr	Dundee very fine sandy loam, nearly level phase		IIw
Fa	Forestdale silt loam, nearly level phase		IIIw
Fc	Forestdale silty clay, nearly level phase		IIIw
Fe	Forestdale silty clay loam, nearly level phase		IIIw
Fh	Forestdale soils, nearly level phases		IIIw
Pa	Pearson silt loam, nearly level phase (dundee)		IIw
Sb	Sharkey clay, nearly level phase		IIIe
Se	Sharkey silty clay, nearly level phase		IIIe

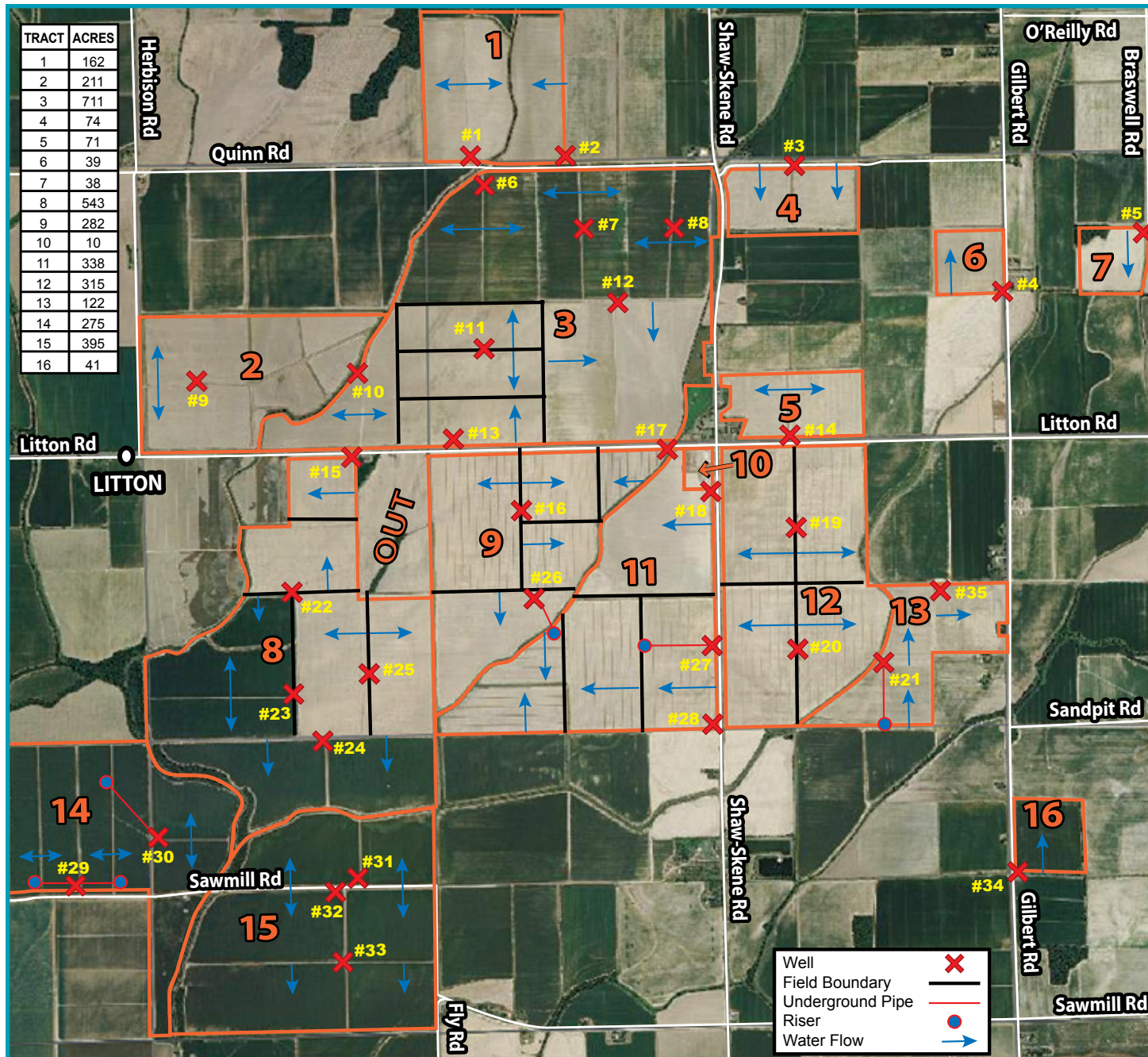
TRACTS 8, 14, 15



TRACTS 9, 11, 12, 13, 16



WELL INFORMATION





TERMS & CONDITIONS



METHOD OF SALE: Halderman Real Estate Services, Inc. and Baird & Brunson Land Management Group LLC (William Head, MS Auct. Lic. #892) will offer this property at public auction on April 11, 2013. At 1:00 PM, CST, 3,627 acres, more or less, will be sold at the James M. Ewing Hall on the Delta State University Campus, Cleveland, MS. This property will be offered as one single unit, in tracts or in combination. Each bid shall constitute an offer to purchase and the final bid, if accepted by the Sellers, shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. To place a confidential phone, mail or wire bid, please contact Steve Brunson at 901-850-5303, at least two days prior to the sale.

ACREAGE: The acreages listed in this brochure are estimates taken from the county assessor's records, FSA records and/or aerial photos.

SURVEY: The Sellers reserve the right to determine the need for and type of survey provided. If an existing legal description is adequate for title insurance for a tract or tracts, no new survey will be completed. If the existing legal description is not sufficient to obtain title insurance, or if this property sells in multiple tracts requiring new legal descriptions, a survey will be completed, the cost of which will be shared 50/50 by the Sellers and the Buyer(s). The Sellers will choose the type of survey to be completed and warrants that it will be sufficient to provide an owner's title insurance policy for the tract(s). Combination purchases will receive a perimeter survey only.

DOWN PAYMENT: 10% of the accepted bid down on the day of the auction with the balance due at closing. The down payment must be in the form of personal check, cashier's check, cash or corporate check.

YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. BE SURE YOU HAVE FINANCING ARRANGED, IF NECESSARY, AND ARE CAPABLE OF PAYING CASH AT CLOSING.

BUYER'S PREMIUM: A Buyer's Premium of 2% of the gross sales price will be added on the high bid at closing to form the contract price. If a buyer chooses to be represented by a broker, co-broker fee will be added to the Buyer's Premium.

CO-BROKER FEE: 0.5% of the gross purchase price is offered to Brokers. This will be treated as a Buyer's Premium, in addition to the 2% above and will be added to the high bid at closing to form the contract price. Brokers must be pre-registered.

APPROVAL OF BIDS: The Sellers reserve the right to accept or reject any and all bids. All successful Bidders must enter into a purchase agreement the day of the auction, immediately following the conclusion of the bidding.

DEED: The Sellers will provide a Warranty Deed at closing.

EVIDENCE OF TITLE: The Sellers will provide a preliminary title search. Buyers will purchase their own title insurance. If the title is not marketable, then the purchase agreement(s) are null and void prior to the closing, and the Broker will return the Buyers' earnest money.

CLOSING: The closing shall be no later than June 6, 2013.

POSSESSION: Possession of land and buildings will be at closing subject to the current lease.* Any grain stored must be removed from the bins by April 30, 2014. Buyer receives 2013 income.

REAL ESTATE TAXES: Real estate taxes for 2012 were \$38,430.11. Buyers will pay all 2013 real estate taxes and all taxes thereafter.

MINERAL RIGHTS: All mineral rights owned by the Sellers will be conveyed to the Buyer(s).

PROPERTY INSPECTION: Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigation, inquiries and due diligence concerning the property. Further, Sellers disclaim any and all responsibility for bidder's safety during any physical inspections of the property. No party shall be deemed to be invited to the property by HRES or the Sellers.

AGENCY: Halderman Real Estate Services, Baird & Brunson Land Management Group LLC, Chad Metzger Auctioneer,

William Head Auctioneer and their representatives, are exclusive agents of the Sellers.

PHOTOGRAPHY: Select stock photos are used as a visual representation of the crops native to the region of this auction.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the Terms and Conditions outlined in the purchase agreement. This information is subject to verification by all parties relying upon it. No liability for its accuracy, errors or omissions is assumed by the Sellers, HRES or BBLMG. All sketches and dimensions in this brochure are approximate. **ANNOUNCEMENTS MADE BY HRES, BBLMG AND/OR THEIR AUCTIONEER AT THE AUCTION DURING THE TIME OF THE SALE TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIALS OR ANY OTHER ORAL STATEMENTS MADE.** The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller, HRES or BBLMG. Each prospective bidder is responsible for conducting his/her independent inspections, investigations, inquiries and due diligence concerning the property. Except for any express warranties set forth in the sale documents, Buyer(s) accepts the property "AS IS," and Buyer(s) assumes all risks thereof and acknowledges that in consideration of the other provisions contained in the sale documents, Sellers, HRES and BBLMG make no warranty or representation, express or implied or arising by operation of law, including any warranty for merchantability or fitness for a particular purpose of the property, or any part thereof, and in no event shall the Sellers, HRES or BBLMG be liable for any consequential damages. Conduction of the auction and increments of bidding are at the direction and discretion of HRES, BBLMG and/or the auctioneer. The Sellers, HRES and BBLMG reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of HRES, BBLMG and/or the auctioneer are final.

***Leases in place for 2013. Complete terms of the lease can be found on our website.**