



For Sale

Goat Road Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

329.2 ± acres

901-756-5367

Tunica County, MS

Size: 329.2± total acres, 325.0± FSA cropland

Possession: At closing, subject to existing farmland lease.

Location: This farm is located northeast of Tunica, MS.

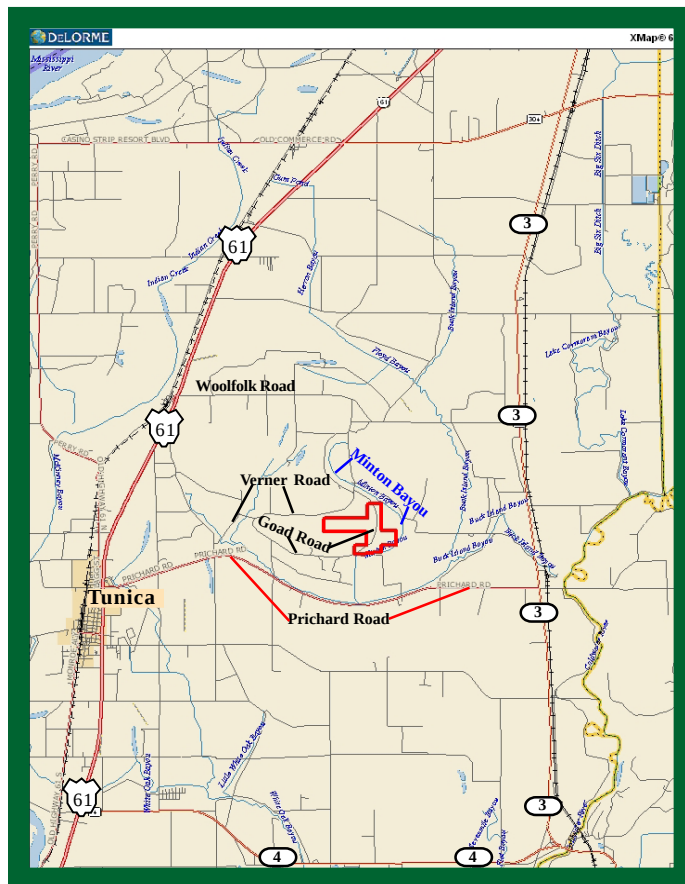
Showing: By appointment only.

FSA Data:	Crop	Base Acres	Yield
	Cotton	163.3	725 lb.
	Soybeans	138.0	20 bu.
	Wheat	12.4	44 bu.
	Grain Sorghum	14.9	59 bu.

Management: Professional farm management is available.

Description: This farm lies 4.5 miles northeast of the town of Tunica, MS, and 3 miles west of US Highway 3 at the community of Pritchard. The property has excellent production potential with Class II silt loam and Class III clay soils. This dryland tract, which has been partially irrigated from a center pivot on an adjoining parcel, has been dedicated primarily to cotton and grain production. It looks to be easily improved with good drainage from the field. The farm is over 98% cropland with a high percentage of FSA cotton and soybean base.

Soils: Predominant cropland soil types are Sharkey clay and Dundee silt loam.



See reverse side for additional maps.



For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

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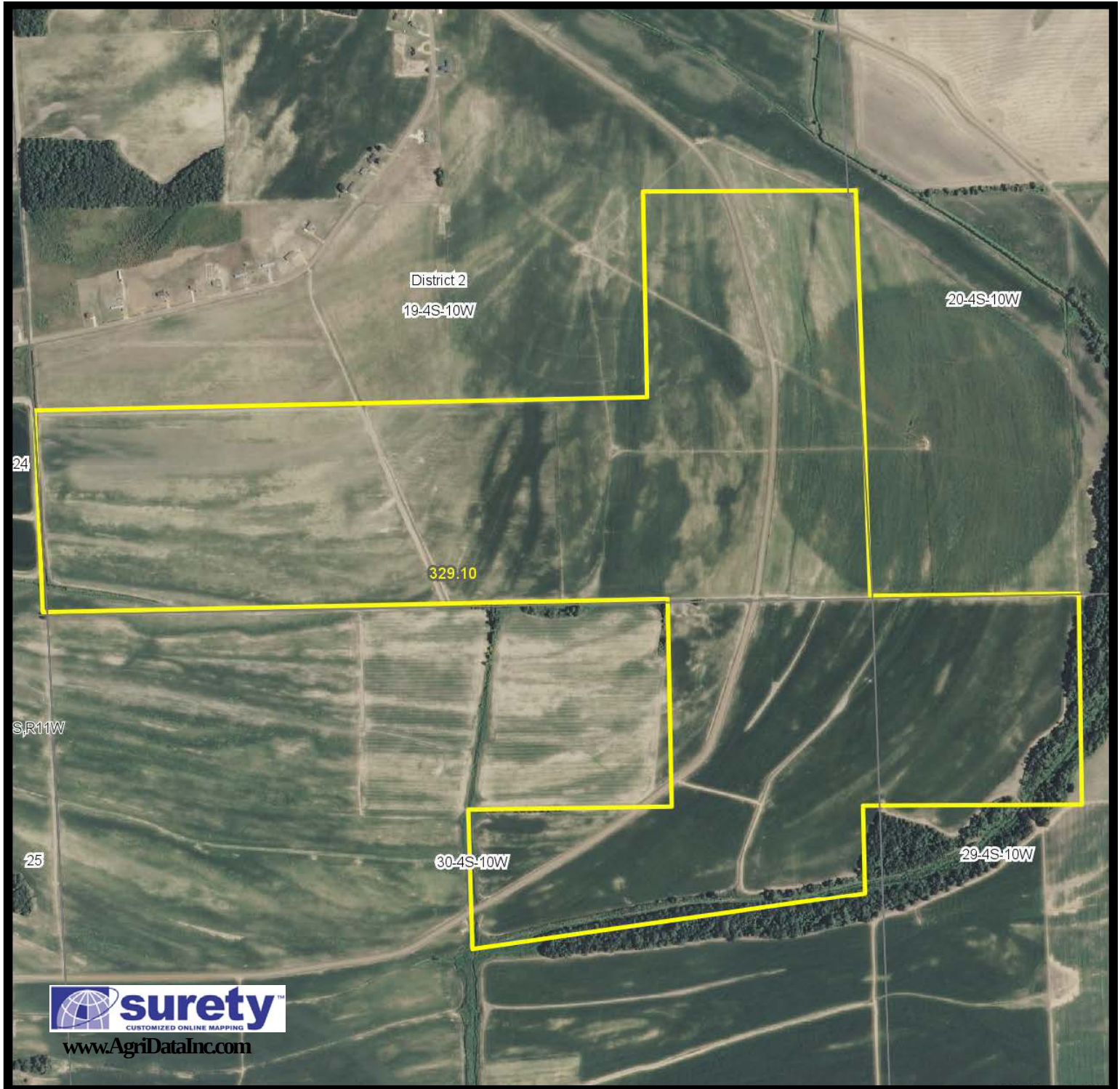
329.2 ± acres
Tunica County, MS



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Property Aerial Map



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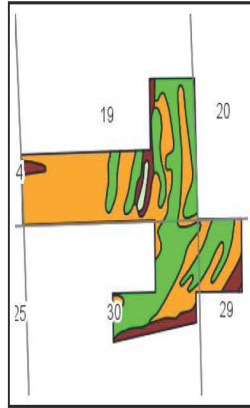
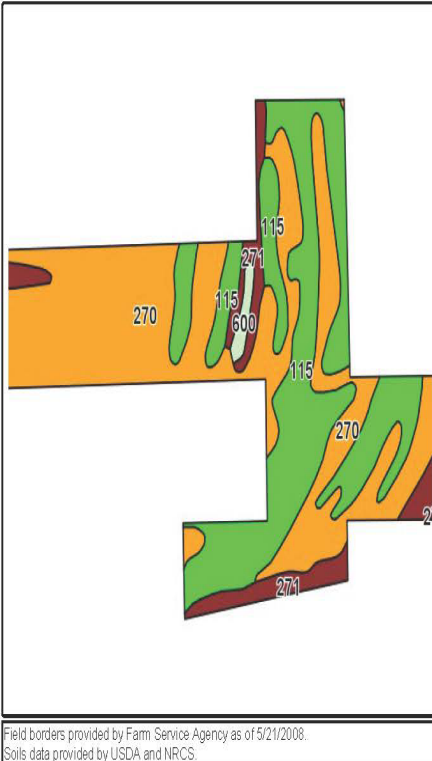
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Property Soils and Topography Maps



State: Mississippi
County: Tunica
Location: 19-4S-10W
Township: District 2
Acres: 329.1
Date: 7/30/2012

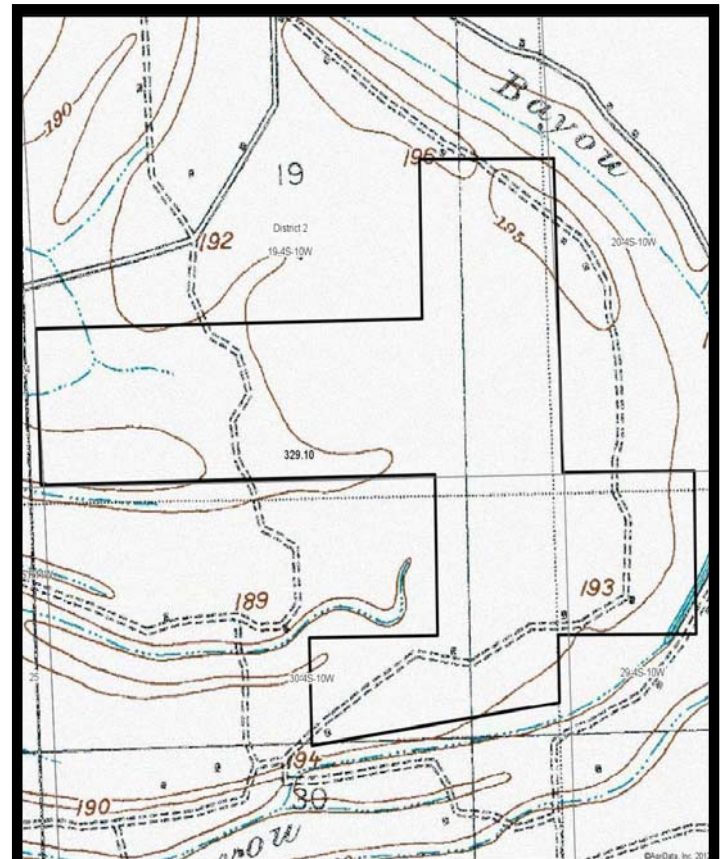


Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn	Cotton lint	Rice Irrigated	Soybeans	Wheat
270	Sharkey clay, 0 to 1 percent slopes	170.8	51.9%		Illw	650	130	40	45	
115	Dundee silt loam, 0 to 2 percent slopes	125.3	38.1%		Ilw	85	750		40	45
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	29.4	8.9%		Vw					
600	Water	3.6	1.1%							
Weighted Average						32.4	623.1	67.5	36	40.5



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Maps provided by:
surety
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19-4S-10W
Tunica County
Mississippi

map center: 34° 42' 55.42" N 90° 17' 42.92" W
scale: 10733



7/30/2012

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

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