



For Sale

Thomasson Bayou Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

547.0 ± acres

Quitman County, MS

Size: 547.0± total acres, 487.1± FSA cropland, 480± irrigated acres, 59.9± ditches & sloughs

Possession: At closing, subject to existing farmland lease.

Showing: By appointment only.

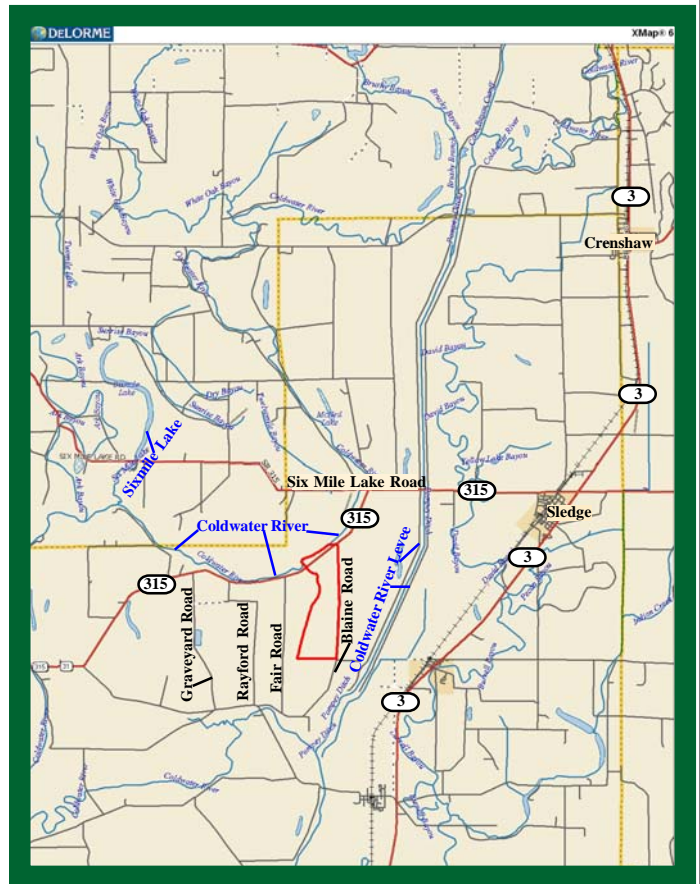
Management: Professional farm management is available.

Location: This farm is located in northwest Quitman county, 4.1 miles west of Sledge, MS, and 17 miles southeast of Tunica, MS.

FSA Data: (2011)	Crop	Base Acres	Yield
	Cotton	42.5	496 lb.
	Wheat	109.8	34 bu.
	Rice	302.3	4,433 bu.
	Soybeans	32.4	12 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 547± acre tract is a highly improved rice/grain farm with over 95% of the cropland precision leveled and irrigated. The property is located on Highway 315, 4.1 miles west of Sledge, MS in Quitman County, 17 miles southeast of Tunica, MS. It is accessible in all weather by both MS State Highway 315 and Blaine Road, a county maintained road. This farm has been precision leveled and is easily irrigated from 7 wells and extensive underground pipe. The cropland has been used for rice and grain production recently, but cotton has been grown on a portion of the farm also. The cropland is currently under a cash rent lease that expires at the end of 2013. There is an active duck hunting lease on the farm for the current season.



See reverse side for additional maps.

Soils: Predominant soil types are Sharkey and Alligator clays with a percentage of Dundee silt loam and silty clay loam.

Taxes: 2011: \$4,130.86 (approx. \$7.55 per acre)

Improvements: 7 turbine wells, underground pipe

For more information contact:

Murry McClintock - Real Estate Salesperson

Tel: (662) 363-1801

Agent for Seller

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.

Thomasson Bayou Farm

547.0 ± acres
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Aerial Map



Capital
Agricultural
Property
Services, Inc.

Maps provided by:



©AgriData, Inc. 2011
www.AgriDataInc.com

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

map center: 34° 24' 40.76, 90° 17' 26.74
scale: 18535



11/21/2011

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

Thomasson Bayou Farm

547.0 ± acres

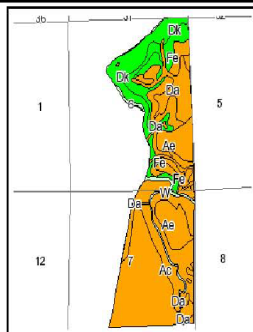
Quitman County, MS



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

Property Soils and Topography Maps



State: Mississippi
County: Quitman
Location: 006-008S-010W
Township: District 1
Acres: 565.1
Date: 11/21/2011



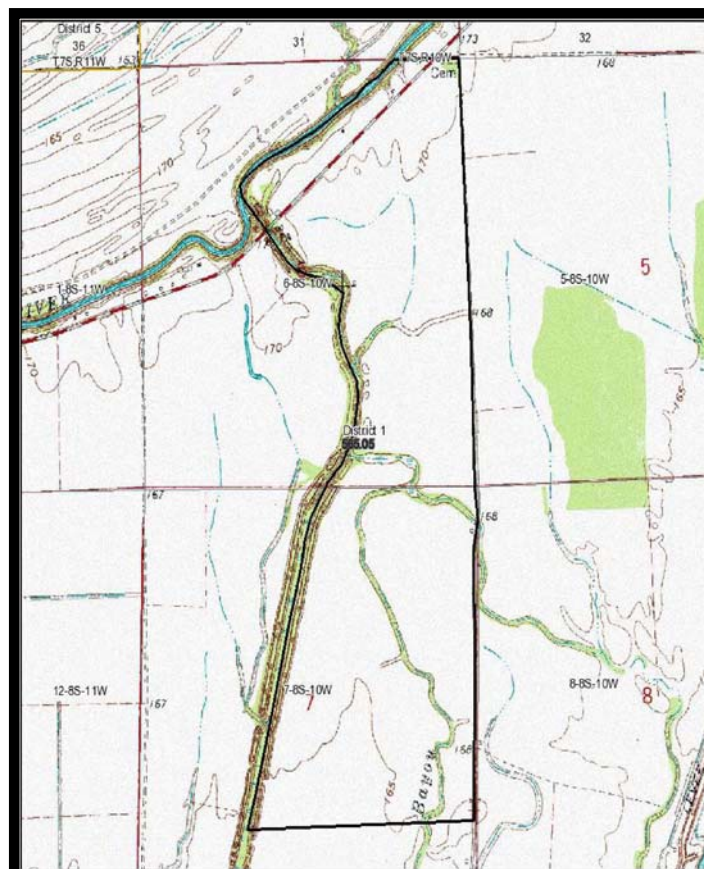
Capital
Agricultural
Property
Services, Inc.



Maps provided by:
surety
©AgriData, Inc. 2008
www.AgrDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 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	Rice	Soybeans	Wheat
Ae	Alligator and Dowling clays (sharkey)	214.3	37.9%		Illw		550		6	30	47
Ac	Alligator silty clay, nearly level phase	82.2	14.6%		Illc		550		6	30	47
Da	Dowling clay and silty clay (sharkey)	66.2	11.7%		Vw						
Fe	Forestdale silty clay loam, nearly level phase	62.3	11.0%		Illw	50	600	130		35	40
Dg	Dundee fine sandy loam, nearly level phase	61	10.8%		Illw	85	750			40	45
Dk	Dundee silt loam, nearly level phase	39.9	7.1%		Illw	85	750			40	45
W	Water	16.5	2.9%								
Dn	Dundee silty clay loam, nearly level phase	11.7	2.1%		Illw	85	750			40	45
Fc	Forestdale silt loam, nearly level phase	7.5	1.3%		Illw	50	600	130		35	40
Bh	Brittain silty clay loam, nearly level phase (amagon)	3.5	0.6%		Illw		650	120		35	
Weighted Average						23.2	516.4	16.7	3.2	28.3	38.6



Capital
Agricultural
Property
Services, Inc.
Maps provided by:
surety
©AgriData, Inc. 2011
www.AgrDataInc.com

6-8S-10W
Quitman County
Mississippi

map center: 34° 24' 40.76, 90° 17' 26.74
scale: 18535



11/21/2011

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

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

Thomasson Bayou Farm

547.0 ± acres
Quitman County, MS



**Capital
Agricultural
Property
Services, Inc.**

www.capitalag.com



For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller