



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Malvina

160 acres +/-
Bolivar County



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160 +/- acres located north of Hwy 8 between Cleveland and Rosedale along Malvina road. This property offers excellent duck and deer hunting with income. The property is well improved offering the ability to flood both the woods and the cropland for duck hunting. There are numerous deer food plots throughout the woods along with ATV trails. Location: S 15 / R7W / TWP 23N / Bolivar County Ms

Soils: NRCS class III Crop soils (Dm & Fc) Woods soils (Sb)

Improvements: 2 irrigation wells with complete Levee System, 2 water control structures, gate and lockable storage building.

Crop Base: Rice: 10 ac w/ 3,935# payment yield
Soybean: 87.4 ac w/ 18 bu payment yield
Wheat: 3.6 ac w/ 35 bu payment yield

Estimated Gov. Payment: \$1,202.00/yr

Lease: \$118.69 per cultivated acres / year to year lease (\$8000.00)

Estimated taxes: \$1,000.00/yr

Minerals Conveyed: All Owned

\$320,000.00

