



Farm & Timberland Brokerage

106 First Choice Dr

Madison, Ms 39110

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www.SartainsHeritage.com

Property: 597.1 total land acres, offering 266.22+/- acres of Cropland, 227.22+/- acres of mature hardwoods, 98.8+/- 14yr pine plantation & 57.4+/- 5yr pine plantation. The property is well developed for recreational hunting with roads and food plot throughout the woodlands. Other improvements include one water control structure to flood the duck hole and utilities along the roadway. This property is excellent for timber and row crop investment along with recreational enjoyment.

Location: Sec 31&36 / TWP 8N / RNG 2W

Soils: NRCS Class I & II (*on the cropland acres*)

Improvements:

- **Cropland** – ditches, drains & turns roads
- **Woodland**- roadways, food plot, water control structures & utilities

Crop Base: Upland Cotton 229.3+/- w/704# payment yield

Estimated Gov': Direct: \$10,767.19

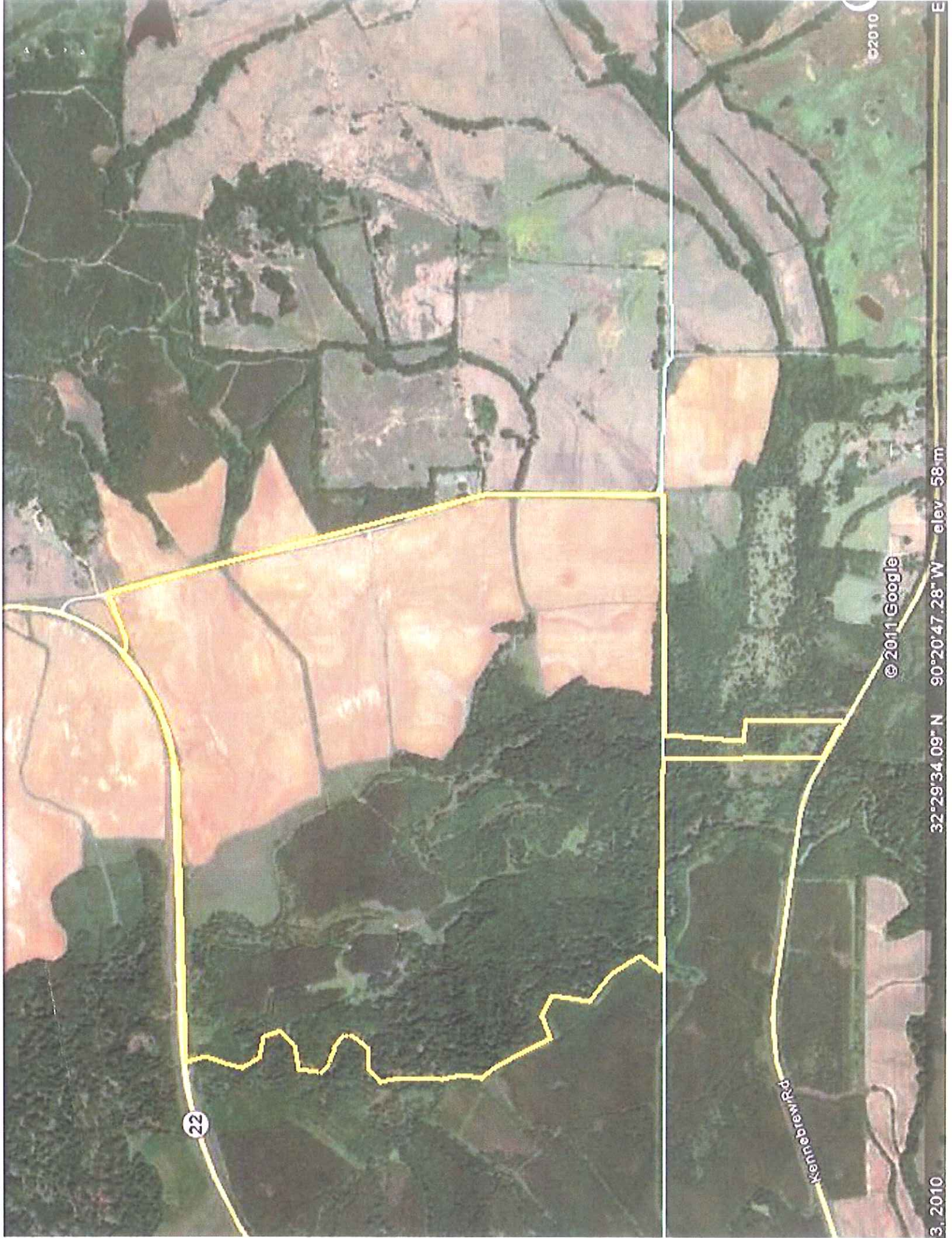
Payment : CC: \$10,767.19

CRP Acres: 98.8ac w/ annual payment \$4,996.00 through 9-30-2012
57.4ac w/ annual payment \$1,360.00 through 9-30-2020

Annual Cash Income: \$29,286.00 (*farm rental and CRP*)

Price: \$2,000,285.00

Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com



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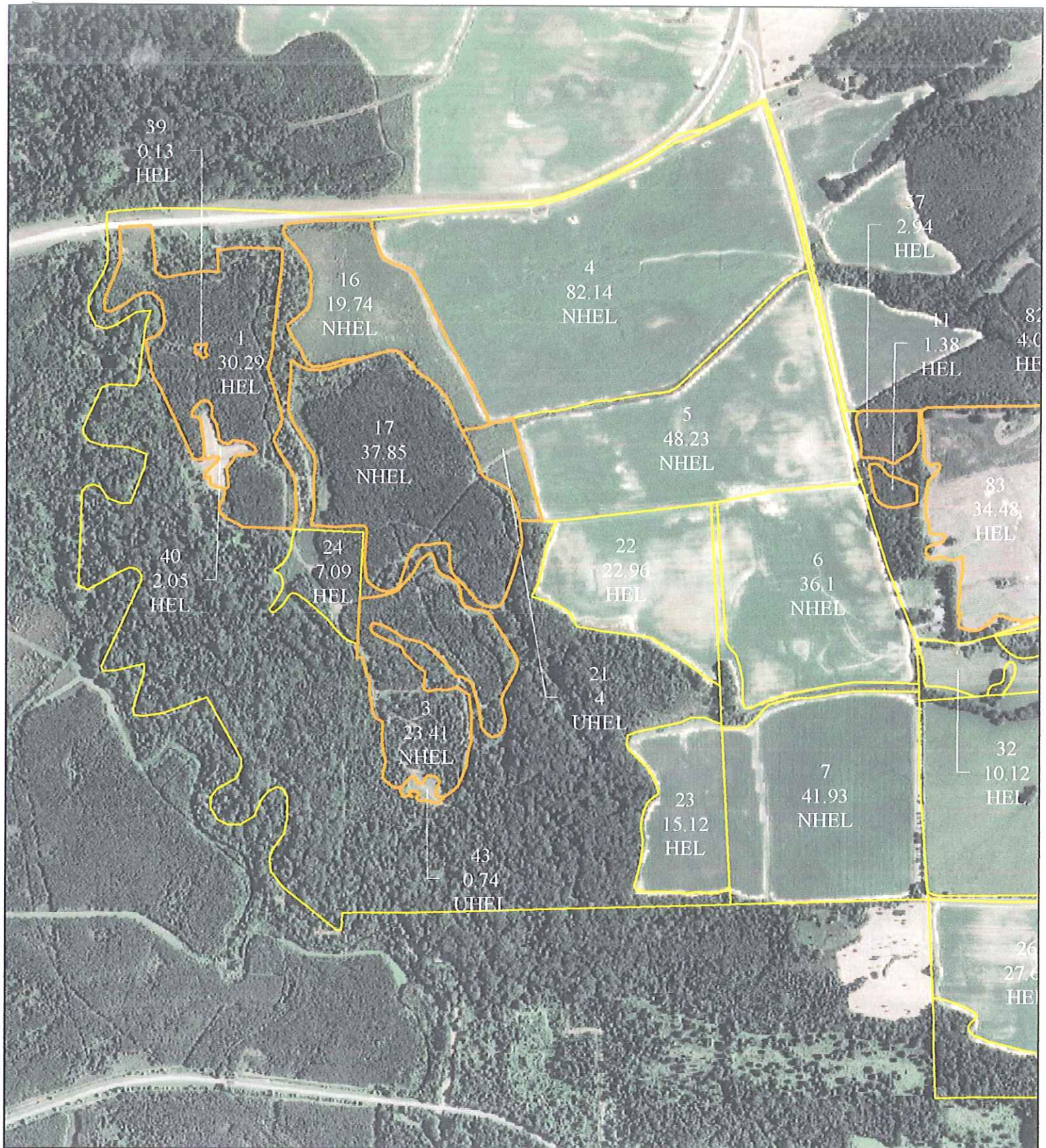
Kennelwood Rd

© 2011 Google

3, 2010

32°29'34.09" N 90°20'47.28" W elev 58 m

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Tract: 12855
Farm: 4947



USDA Farm Service Agency
Madison County, Mississippi

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Photography Date: 2010

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NIDCS



