

For Sale **Sunnywild Plantation**



Capital
Agricultural
Property
Services, Inc.

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**930± acres
Bolivar County, MS**

Size: 930± total acres, 874± cropland acres

Location: This property is located in Bolivar County, approximately 5 miles north of Rosedale, MS and 2 miles south of Gunnison, MS along MS Highway 1. It is separated into two tracts about 1/2 mile apart and has good Highway and road frontage.

FSA Data:	Crop	Base Acres	Direct & CC Yields
	Cotton	330.4	757 lbs.
	Soybeans	249.7	25 bu.
	Wheat	215.5	40 bu.
	Grain Sorghum	78.0	41 bu.
Estimated Direct Payment is \$20,850.00			

* 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 is a diversified, Delta farm with a history of cotton production. It is partially irrigated by one pivot irrigation system (owned by the current tenant). It has a large pecan orchard on it that is located adjacent to the Mississippi River levee, and with the addition of land leveling in some fields, could be an excellent farm. It is located in a very productive area and has good access, along MS Highway #1, to grain elevators and cotton gins.

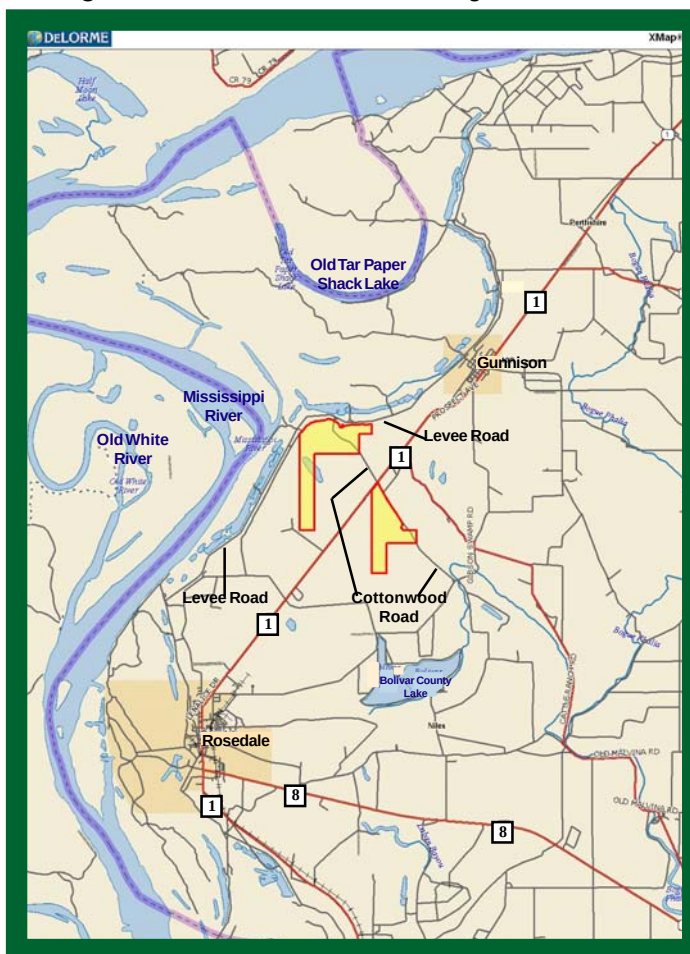
Soils: The Soil study shows a soil classification as follows: Class II - approximately 40% (Primarily Commerce Silt Loam, Commerce Silty Clay Loam), Class III - approximately 41.3% (Primarily Sharkey Silty Clay and Sharkey Clay), Class V - approximately 18% (Primarily Dowling Clay)

Improvements: 40' x 60' Metal Shop, 5± acre Pecan Orchard

Possession: At closing, subject to existing leases.

Showing: By appointment only.

Management: Professional farm management is available



See reverse side for additional maps.

For more information contact:

**E. Russell Black, JR - Real Estate Broker
Tel: 662-334-4627**

Agent for Seller

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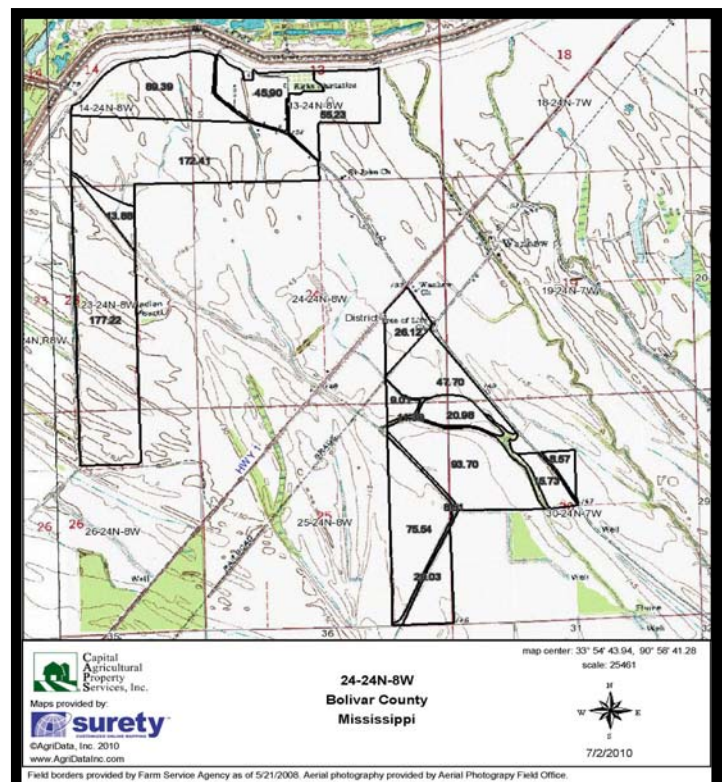
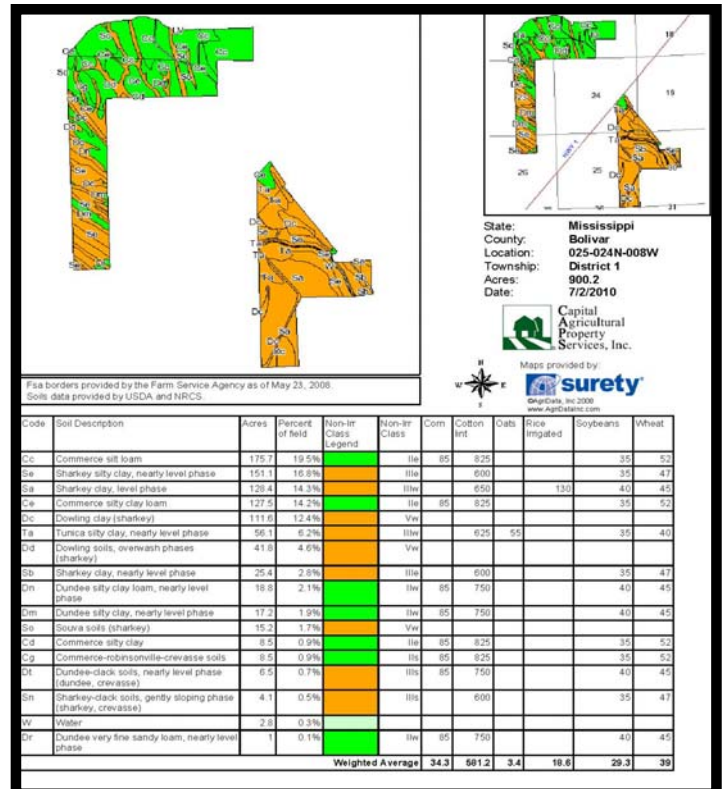
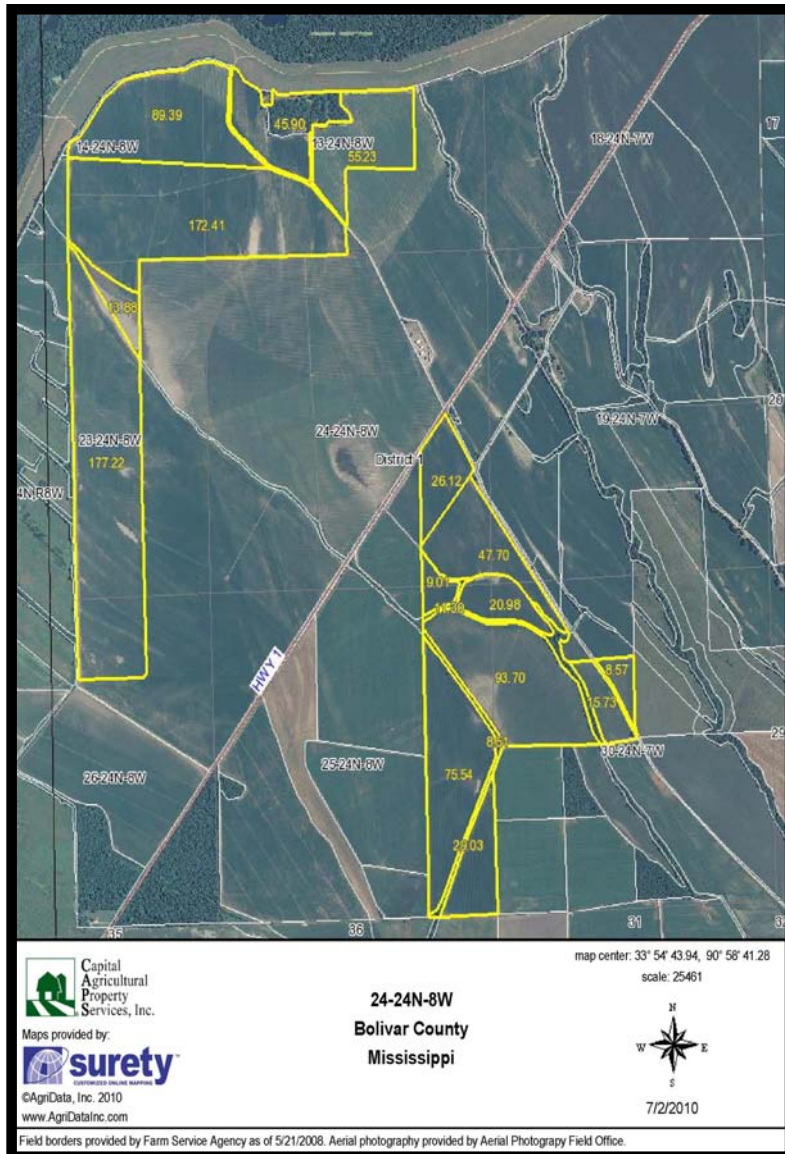
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Property Aerial, Soils and Topography Maps



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