



Farm & Timberland Brokerage

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Property: 105+/- farmland acres 95.7+/- cropland acres located southwest of Marks Mississippi. Offering cropland income, waterfowl hunting and fishing in Buck Lake, the property has good access from county roads and offers 4% cropland annual cash return.

Location: S5 T27 R1W & S32 T28N R1W

Soils: 9.3% NRCS Class II / 38% NRCS Class III / 52% NRCS Class III

Base: Cotton: 55.2ac / 468pd yield
Soybeans: 27ac / 12bu yield
Wheat: 8ac / 34bu yield
Sorghum: 2.7ac / 39bu yield

Estimated Gov: DCP: \$1,732.00

Payments CC: \$3,264.00

Improvements:

- Well with gear head and pump
- Duck hunting Pit blind.
- 33 acres straight levee
- 2 flash board risers

Broker remarks: *The property is well located for waterfowl hunting, the property has two low bottoms that flood along with one pit blind. The property also offers fishing in Buck Lake. It is my opinion property is well suited for recreational farmland investment.*

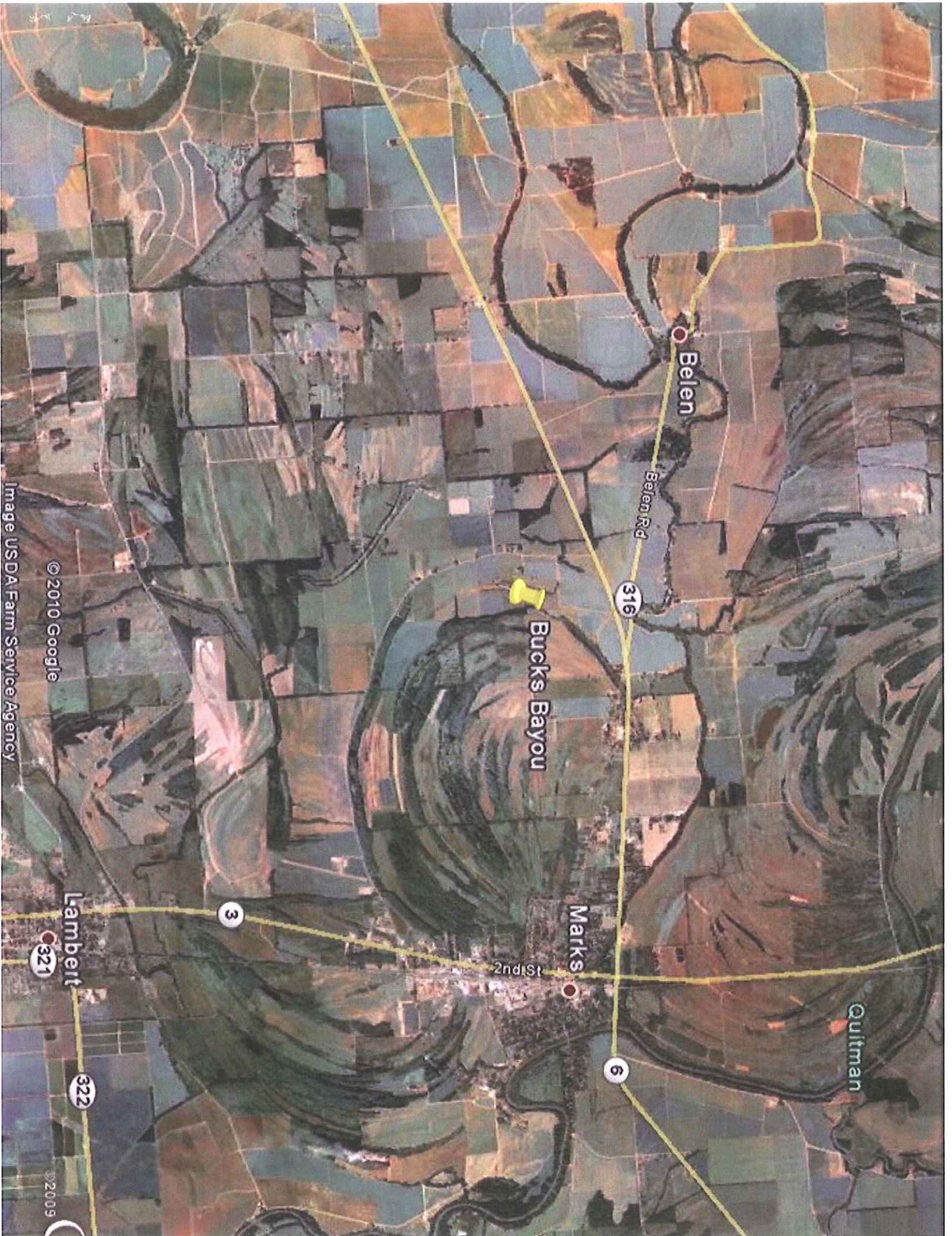
Price: \$173,250.00 or \$1,650.00 per gross acre



Butch Hawkins Ct

Image USDA Farm Service Agency
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Belen

Belen Rd

316

Bucks Bayou

Marks

2nd St

Quitman

3

6

Lamberit

321

322

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