

# For Sale

1,026+ acres

Panola County, MS

## Indian Creek Farm



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

**Size:** 1,026+- total acres, 852.3± tillable acres, 425.0+- irrigated acres, 173.7± acres woods

**Location:** This farm is located in Panola County, Mississippi, 1 mile east of Highway 3 at Sledge on Highway 315.

FSA Data: (2010)	Crop	Base Acres	Direct & CC Yield
	Wheat	250.9	37 bu.
	Oats	5.8	54 bu.
	Cotton	145.7	570 lbs.
	Corn	30.5	43 bu.
	Grain Sorghum	350.9	50 bu.
	Soybeans	4.3	13 bu.
	Rice	47.5	3825 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 highly desirable farm has a history of cotton and grain production with 50% of the tillable land irrigated. Three center pivots supply water to approximately 425 acres. Two additional fields totaling 155± acres could be easily leveled for additional furrow irrigation capability. The woods offer prime wildlife habitat for both deer and waterfowl. The property is accessed from a paved state highway and a county gravel road.

**Soils:** Primarily Alligator clay and silty clay loam with some Falaya silt loam.

**Taxes:** \$4,088.22, \$3.88 per acre

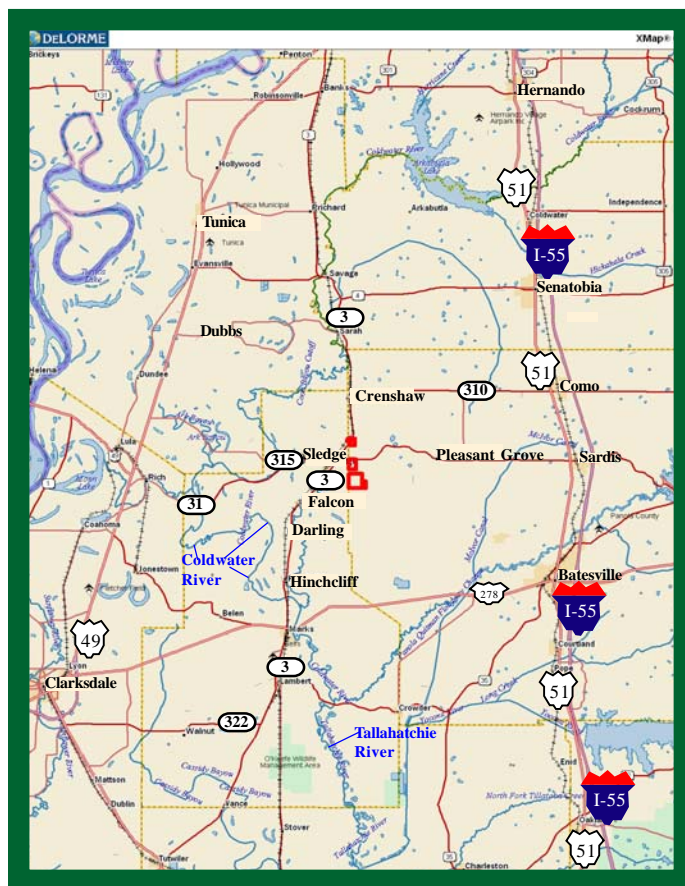
**Improvements:** 3 - Pivots with wells and motors  
1 metal shop



**Possession:** At closing, subject to existing lease.

**Showing:** By appointment only.

**Management:** Professional farm management is available.



See reverse side for additional maps.

**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.



# Indian Creek Farm

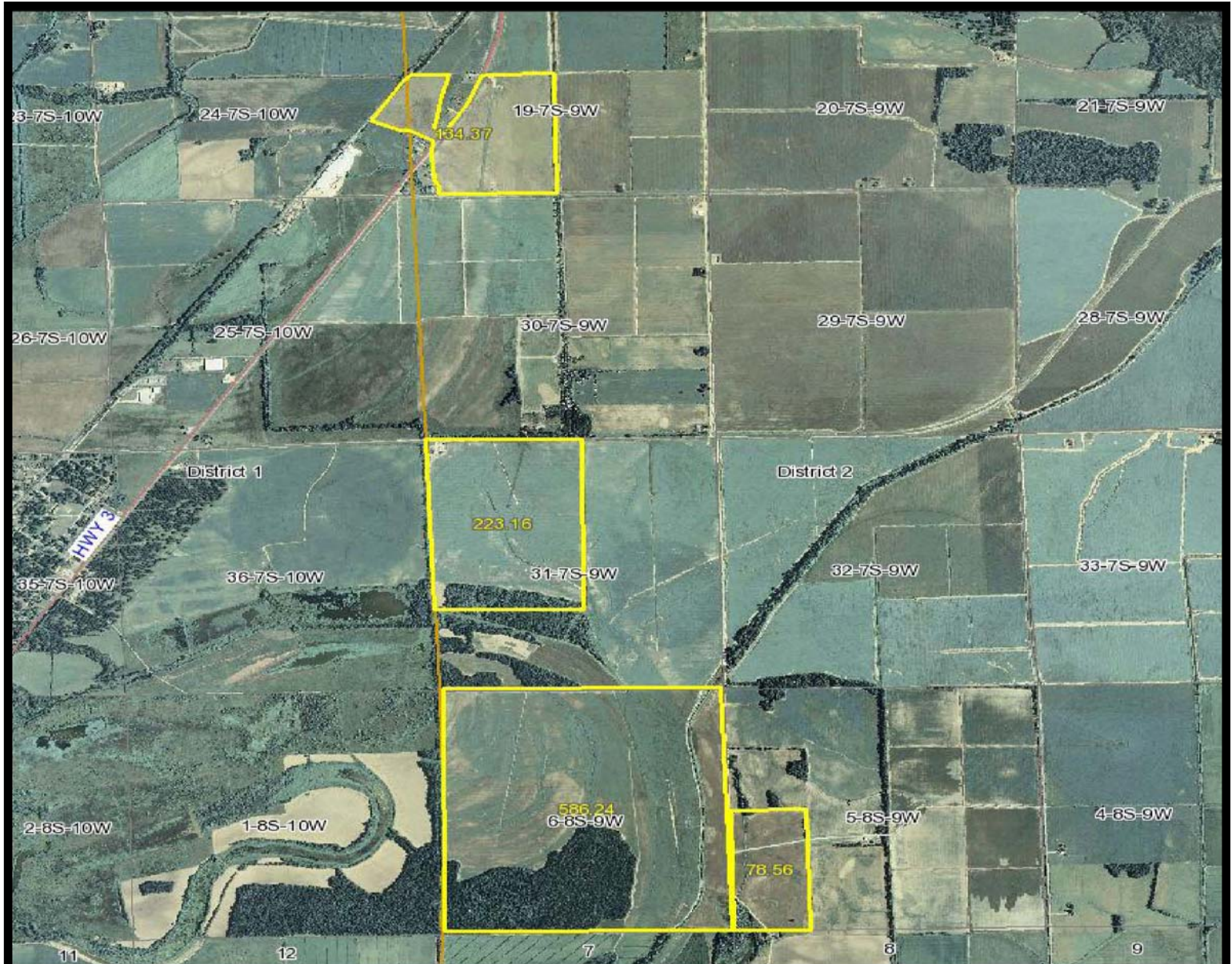
1,026 ± acres  
Panola County, MS



Capital  
Agricultural  
Property  
Services, Inc.

[www.capitalag.com](http://www.capitalag.com)

## Property Aerial Map



Capital  
Agricultural  
Property  
Services, Inc.

Maps provided by:

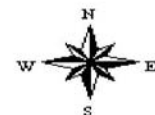


©AgriData, Inc. 2010  
[www.AgrIDataInc.com](http://www.AgrIDataInc.com)

31-7S-9W  
Panola County  
Mississippi

map center: 34° 26' 7.71", 90° 11' 10.18"

scale: 36315



4/12/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.

For more information contact:

Murry McClintock - Real Estate Salesperson  
Tel: (662) 363-1801

Agent for Seller



# Indian Creek Farm

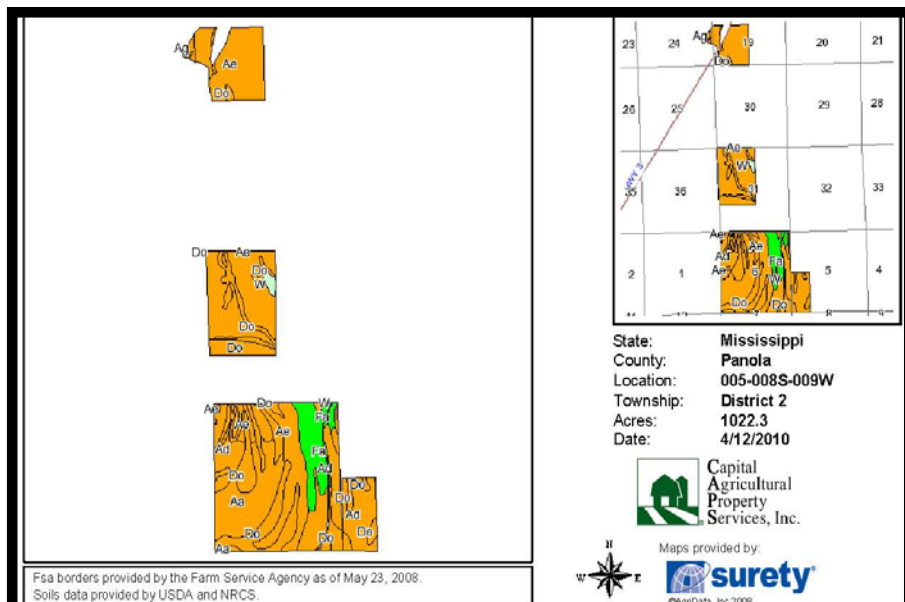
1,026 ± acres  
Panola County, MS



Capital  
Agricultural  
Property  
Services, Inc.

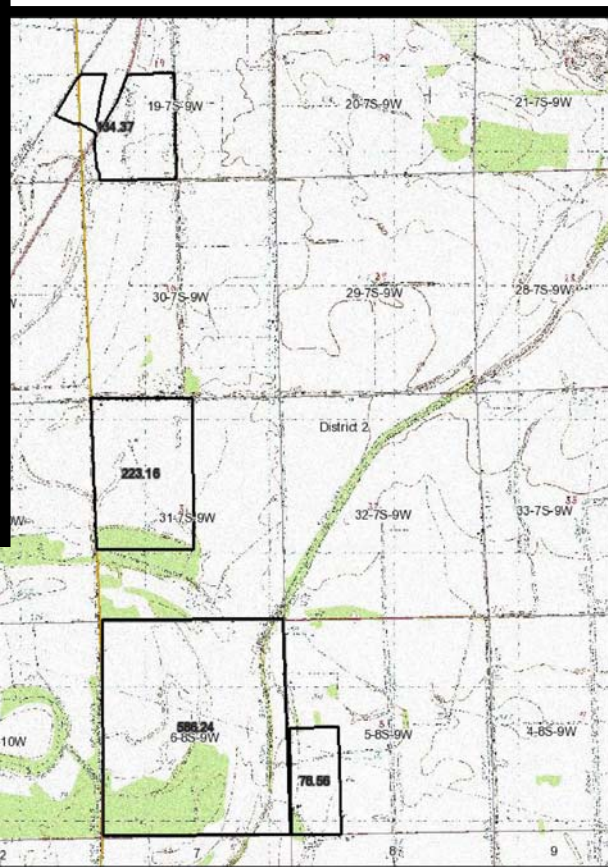
www.capitalag.com

## Property Soils and Topography Maps



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	Rice Irrigated	Soybeans	Wheat	Wheat Irrigated
Ae	Alligator silty clay loam, 1/2 to 2 percent slopes (rarely flooded)	385.2	37.7%		Ille		550	6		30	47	
Do	Dowling silty clay and clay (alligator) (frequently flooded)	267.2	26.1%		Ille		550	6		30	47	
Ad	Alligator silty clay loam, 0 to 1/2 percent slopes (rarely flooded)	152	14.9%		Ille		600	7.5	130	35	45	130
Aa	Alligator clay, 0 to 1/2 percent slopes (rarely flooded)	118.1	11.5%		Ille		600	7.5	130	35	45	130
Fa	Falaya silt loam (occasionally flooded)	76.1	7.4%		Ille		100	750		40	35	
W	Water	11.3	1.1%									
Ab	Alligator clay, 1/2 to 2 percent slopes (rarely flooded)	6.7	0.7%		Ille		550	6		30	47	
Ag	Alligator and Sharkey clays, nearly level phases	4.9	0.5%		Ille		550	6		30	47	
Da	Dowling clay and silty clay (Sharkey)	0.8	0.1%		Vw							
Weighted Average						7.4	571.4	5.9	34.3	31.7	45	34.3



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

Capital  
Agricultural  
Property  
Services, Inc.

Maps provided by:  
surety  
©AgriData, Inc. 2010  
www.AgriDataInc.com

31-7S-9W  
Panola County  
Mississippi

map center: 34° 26' 7.71", 90° 11' 10.18"  
scale: 36315



4/12/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.