



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



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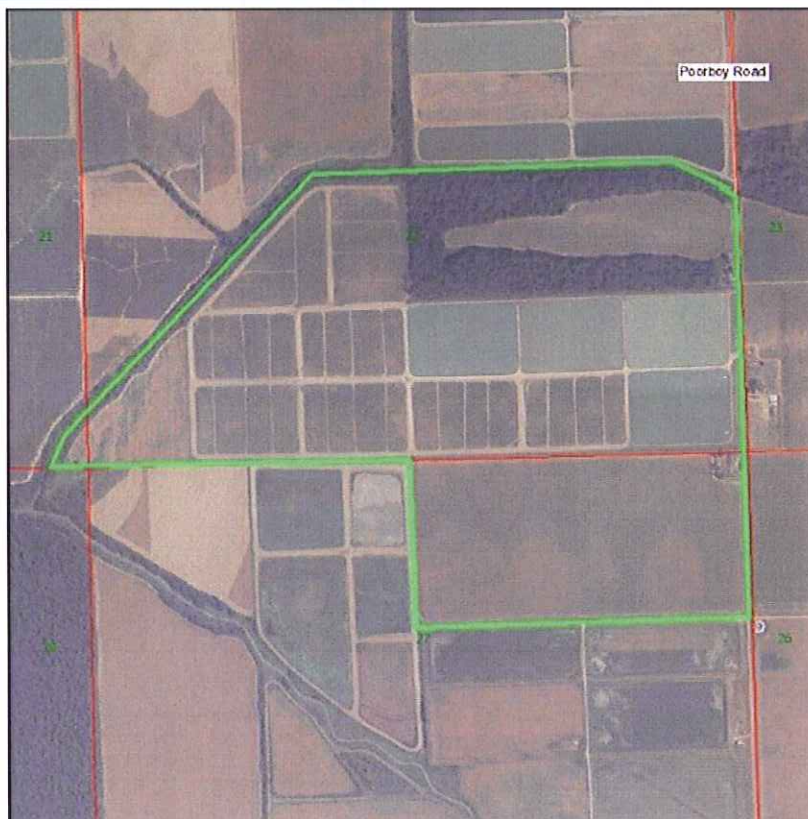
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Poor Boy

305 Acres +/-
Humphreys County, MS



305 acres located in Sections 22 & 27, T15N, R4W on Poor Boy Road west of Belzoni, MS.

80 acres of precision leveled rice (60 ac of rice base and 17 ac of cotton base) ground with wells and drainage structures in place, 19.5 acre (11 ac soybean base) field ideal for a sunflower field or any other crop, 28.5 acres of woods, 177 ac of land formed ponds with no base. All irrigated.

This is an excellent area of Humphreys County for ducks, doves and geese. This property will produce farm income of approximately \$20,000 annually.

\$2200.00/ac.

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