



Farm & Timberland Brokerage
106 First Choice Dr. Madison, Ms 39110
www.SartainsHeritage.com

Property: The RW Farmer Estate, located in Holmes County, Mississippi near the town of Cruger. The farm offers excellent soil quality with a history of high yielding crops. The versatility of this farm allows producers to easily switch between grain crops and cotton, giving the producer the advantage in crop selections based on market prices. The farm has been extensively improved offering over 90% irrigated acres. In addition to the high-quality improvements the farm's ground elevation ranges between 115-125 feet, situated atop the bank of Abiaca creek, these elevations allow for excellent farm drainage to the Yazoo River.

Property Breakdown:

- 663 +/- gross acres
- 648.58 +/- cropland acres
- 420 +/- acres leveled to grade & irrigated
- 168 +/- watered by pivot
- 45 +/- acres non-irrigated
- 9 +/- acres ditches & turn-rows
- 6.5 +/- acre crop staging & shop area

Soil Capacity: 2.9 cap average

- 33% AO – Alligator silty clay
- 21% TE – Tensas silty clay loam
- 21% DdA – Dubbs silt loam
- 12% DeA – Dundee silty clay
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Improvements:

- 2 – center pivot systems
- 6 – ground water irrigation wells
- 23,000 Square feet of covered shop & shed buildings
- Concrete wash rack & bulk fuel storage center
- 3 acre crop staging area with gravel access.

Crop Base: See attached FSA 156EZ

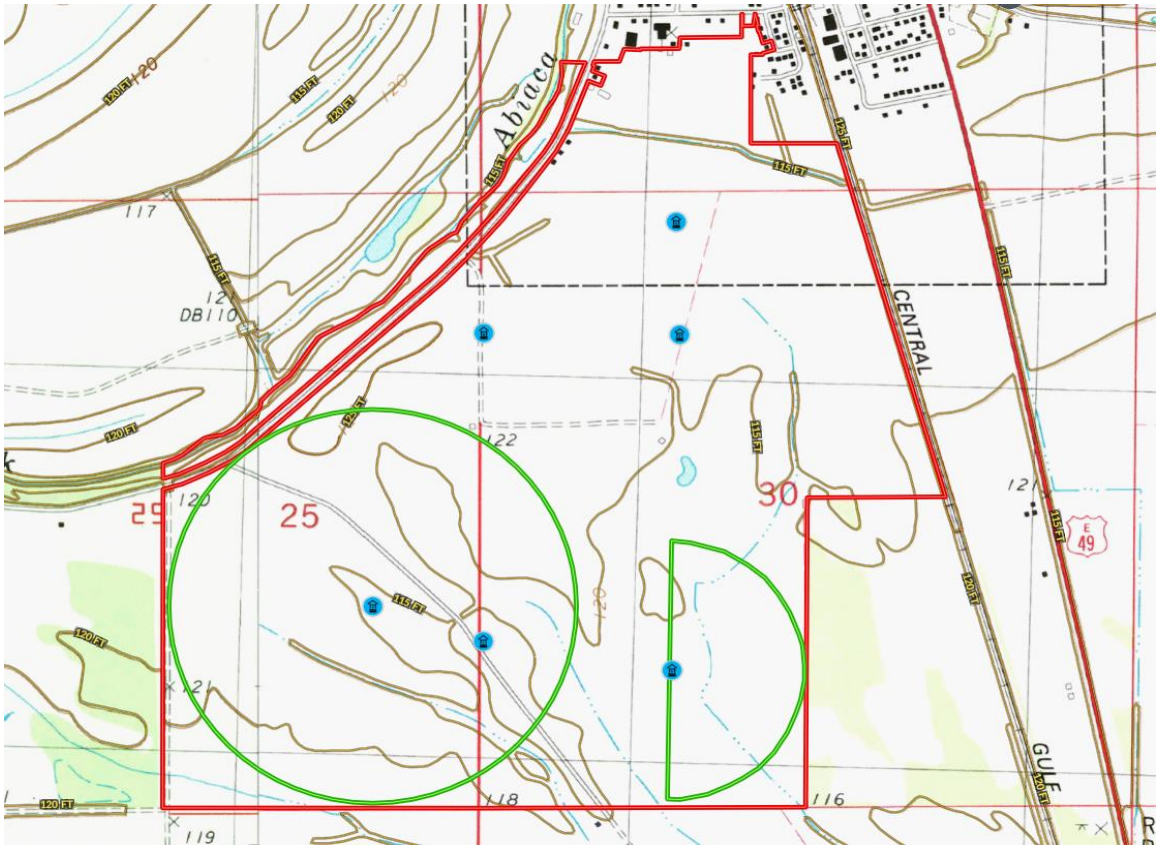
Property Taxes:

- \$15,241.63 – cropland
- \$181.43 – buildings

Lease: Rented though 2021: annual rental \$129,716.00

Price: \$3,632,048.00

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





All Polygons  663.7 ac					
SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP 	
Ar	Alligator silty clay loam, occasionally flooded	65.2	9.8%	4w	
Te	Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded	137.8	20.8%	3w	
W	Water	0.03	0.005%	-	
DdA	Dundee silt loam, 0 to 2 percent slopes	15.8	2.4%	2w	
DbA	Dubbs silt loam, 0 to 2 percent slopes	136	20.5%	1	
DeA	Dundee silty clay loam, 0 to 2 percent slopes	77.9	11.7%	2w	
Do	Dowling clay, frequently flooded	0.8	0.1%	7w	
Ao	Alligator silty clay, occasionally flooded	220.1	33.2%	4w	
Mo	Morganfield silt loam, occasionally flooded	10.2	1.5%	2w	
Totals		663.7 Ac	2.9 Cap. Average		





