

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
- Concreate 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

Click to view interactive aerial & soils map

https://mapright.com/ranching/maps/1a947a651865d1f809904e5dbea21f18/share

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HOLMES

United States Department of Agriculture Farm Service Agency

Prepared: Dec 21, 2018 Crop Year: 2019

FARM: 1985

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name ------

-2010611 10011, 121061-1243; 121 051 1367, 24 051 1386; 23 051 2021, 23 015 128 115 1281, 25 041 12630, <u>128 041 12632</u>; Farms Associated with Operator:

28-551-8751-201051-1280-28-551-11051

CRP Contract Number(s) : None Recon ID : None

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
679.12	648.58	648.58	0.00	0.00	0.00	0.00	0.00	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		MPL	Acre Election	EWP	DCP Ag.Rel. Activity	Broken From Native Sod
0.00	0.00	648.58	0.00		0.00		0.00	0.00	0.00

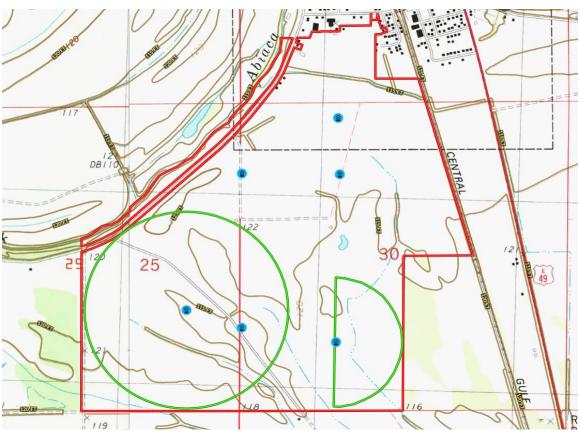
Crop Election Choice					
ARC Individual	ARC County	Price Loss Coverage			
None	OATS, FLAX, CORN, SORGH, SNFLR, SFLWR, SOYBN, BARLY, RAPE, MUSTD, SESME, CANOL, CRAMB, RICE-MGR, SML-CHIKP, LRG-CHIKP, PEAS, LENTI	WHEAT, PNUTS, SUP, RICE-LGR			

DCP Crop Data						
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HIP	
Seed Cotton	500.56	0.00	0	2568		
Unassigned Generic Base	125.14	0.00	0	0		

TOTAL	625.70	0.00

NOTES







All Polygon	ns 🗀 663.7 ac			
SOIL CODE	SOIL DESCRIPTION	ACRES	96	CAP 😨
Ar	Alligator silty clay loam, occasionally flooded	65.2	9.8%	4w 😨
Те	Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded		20.8%	3w 😌
w	Water	0.03	0.005%	- 0
DdA	Dundee silt loam, 0 to 2 percent slopes			2w 😨
DbA	Dubbs silt loam, 0 to 2 percent slopes	136	20.5%	1 \varTheta
DeA	Dundee silty clay loam, 0 to 2 percent slopes	77.9		2w 😨
Do	Dowling clay, frequently flooded	0.8	0.1%	7w 😨
Ao	Alligator silty clay, occasionally flooded	220.1		4w 😌
Мо	Morganfield silt loam, occasionally flooded	10.2		2w 😨
Totals	663.7 Ac		2.9 Ca	p. Average











