



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

327.5+/- acres in Quitman County, MS

Prepared By

Rob Coker

December 16, 2019



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Property: Birdie, MS – 327.5+/- acres. The Schneider property lies on east bank of the Coldwater river. Approximately 205 acres are in row crop production with the remainder in woodland and sloughs. There is a house site on the river with electricity available where a cabin could be built. The natural breaks hold water in standing timber providing excellent duck habitat. The mixture of woods, sloughs and cropland makes for prime deer hunting as well! This property is an excellent recreational investment with annual income from the cropland and the ability to enroll portions of the property in various conservation easements programs providing additional income or improved wildlife habitat.

Property Breakdown:

- 327.5 +/- gross acres
- 205 +/- cropland acres
- 122.5 +/- acres woods and Brakes

Soil Capacity: 3.45 cap average

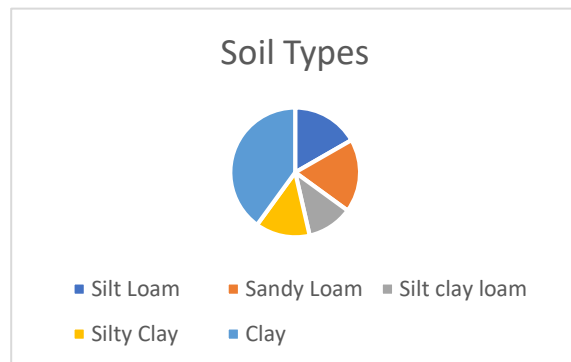
- 42.5% – Forestdale Silty Clay Loam
- 37.4% – Sharkey Clay
- 11.5% – Dundee Silt Loam
- 6% – Sharkey Silty Clay Loam
- 2.4% — Dubbs Silt Loam

Crop Base: see 156ez to be divided

Property Taxes: \$4,565.35(\$13.94 per acre)

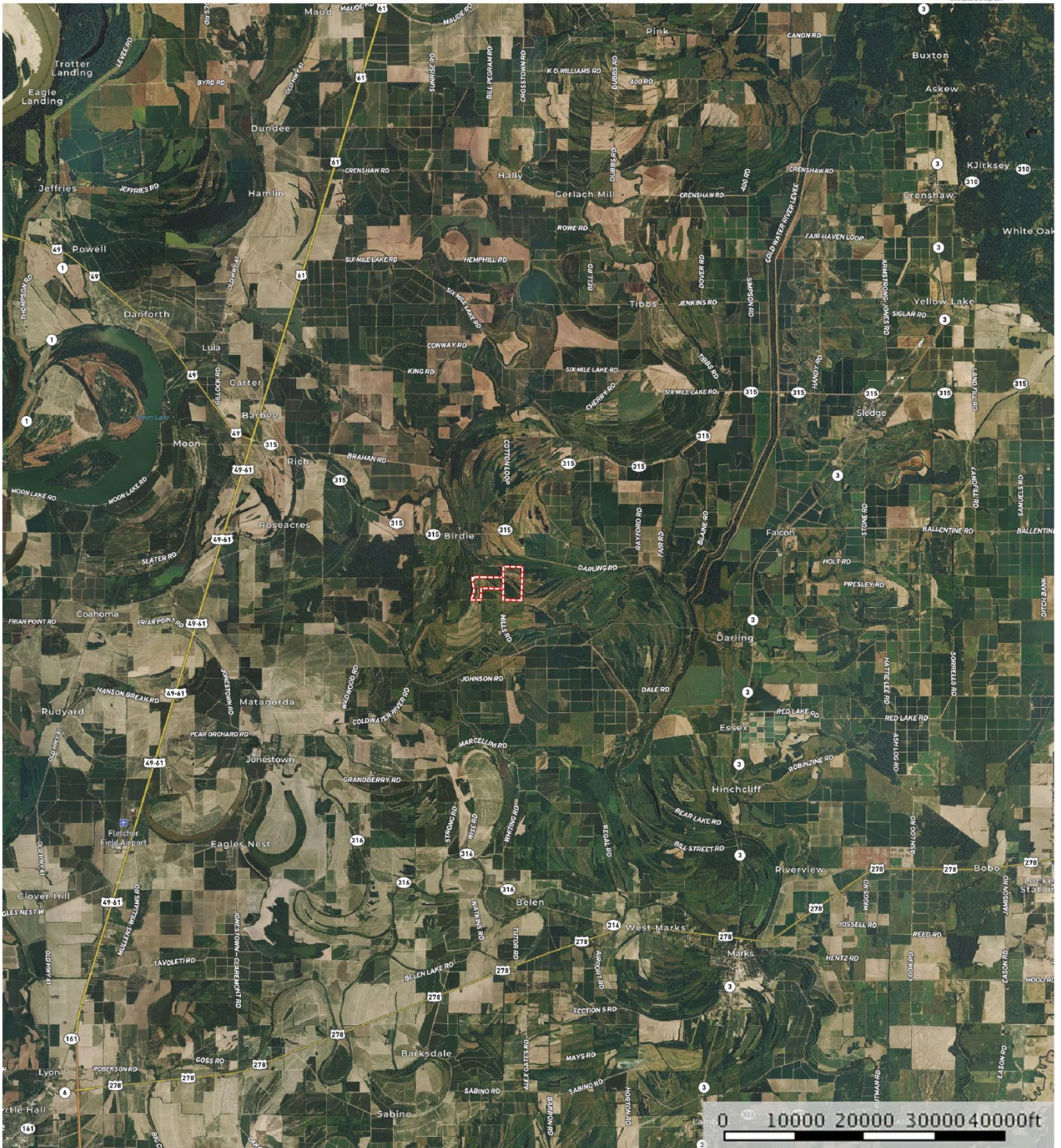
Leases: no active leases in place

Price: \$ 1,150,000

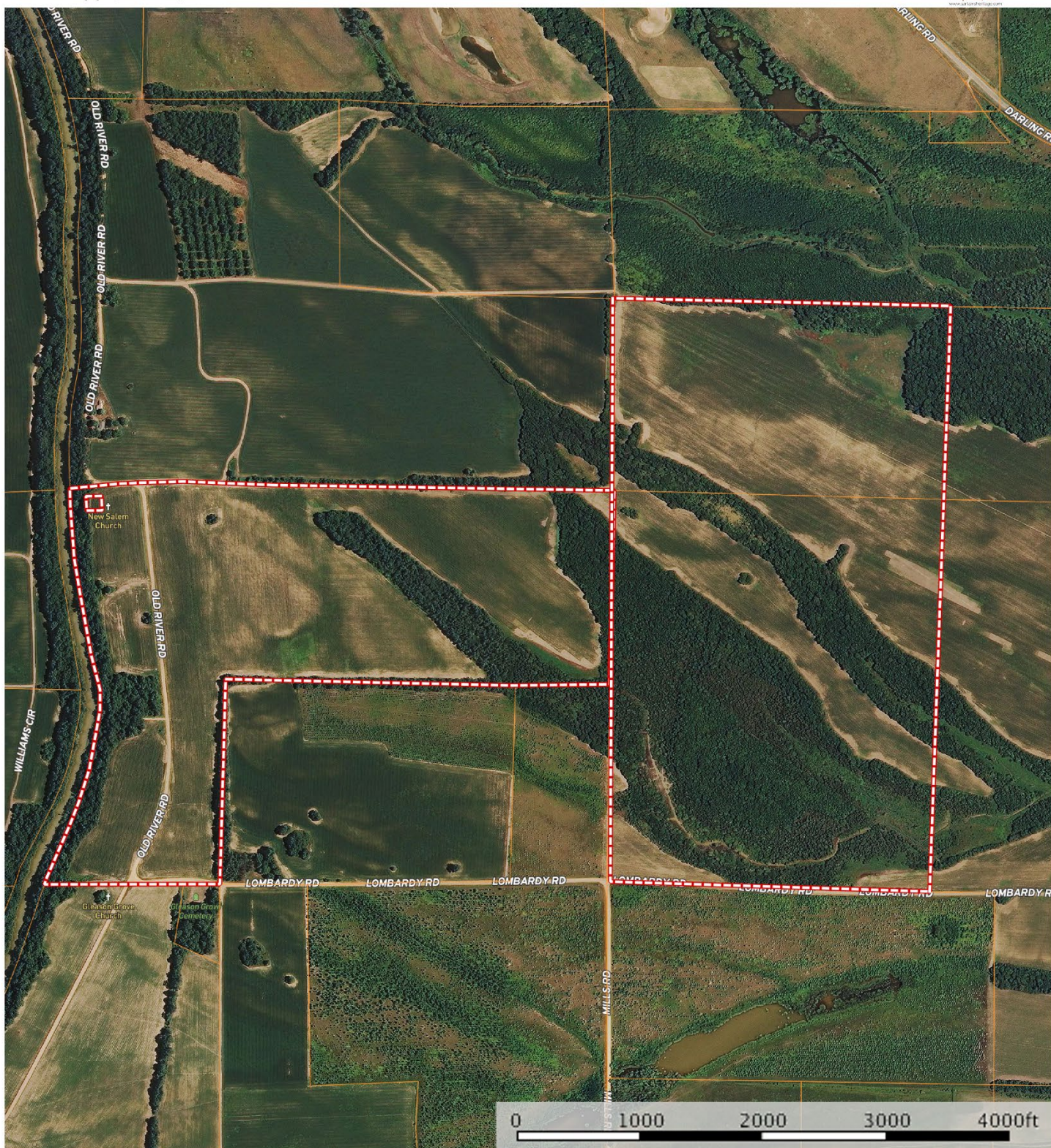


Contact: Rob Coker 662-571-7348 or rcoker@sartainsheritage.com

aschnider
Mississippi, AC +/-

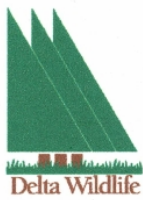


Boundary



 Boundary

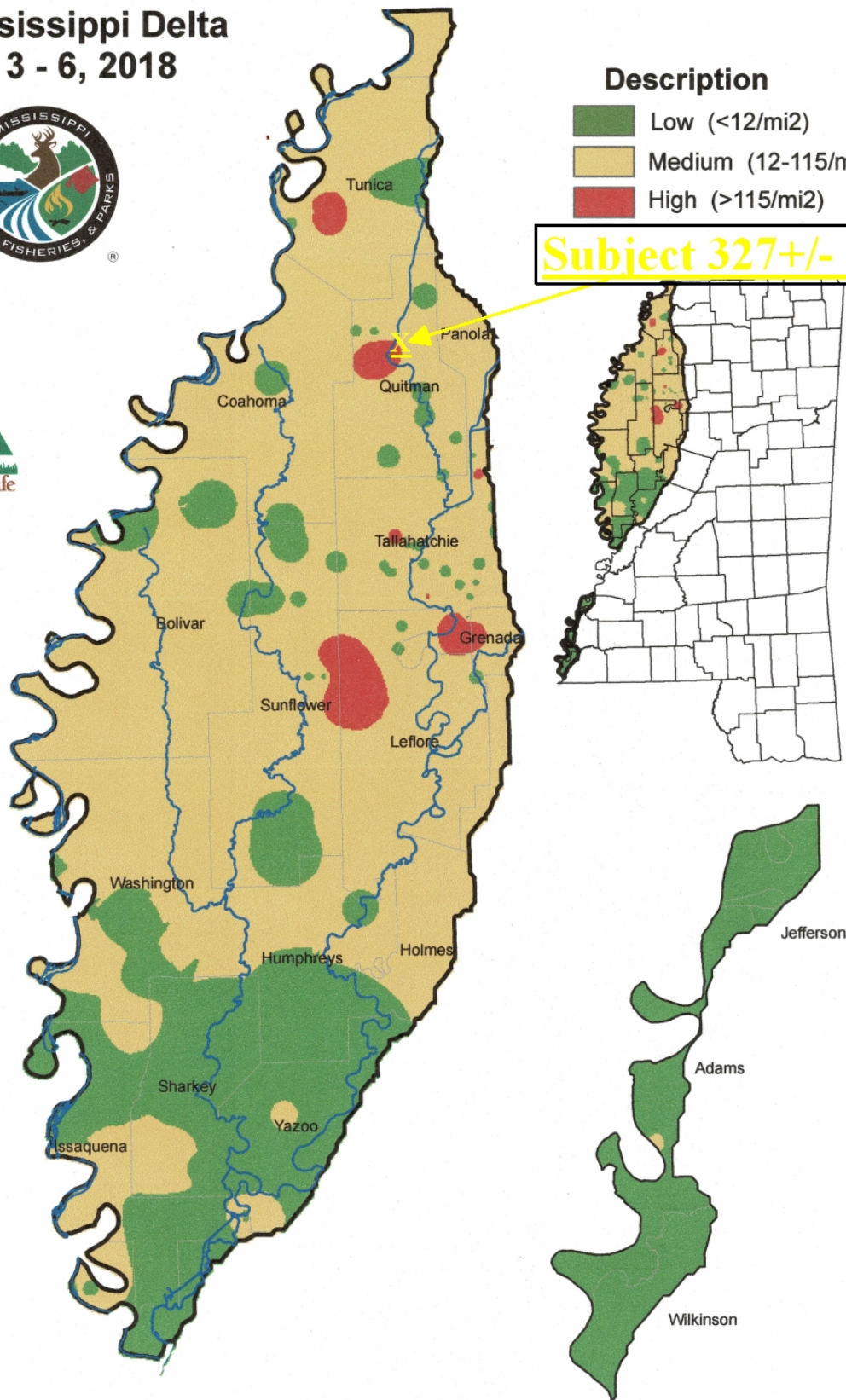
Distribution of Mallards in the Mississippi Delta Jan. 3 - 6, 2018

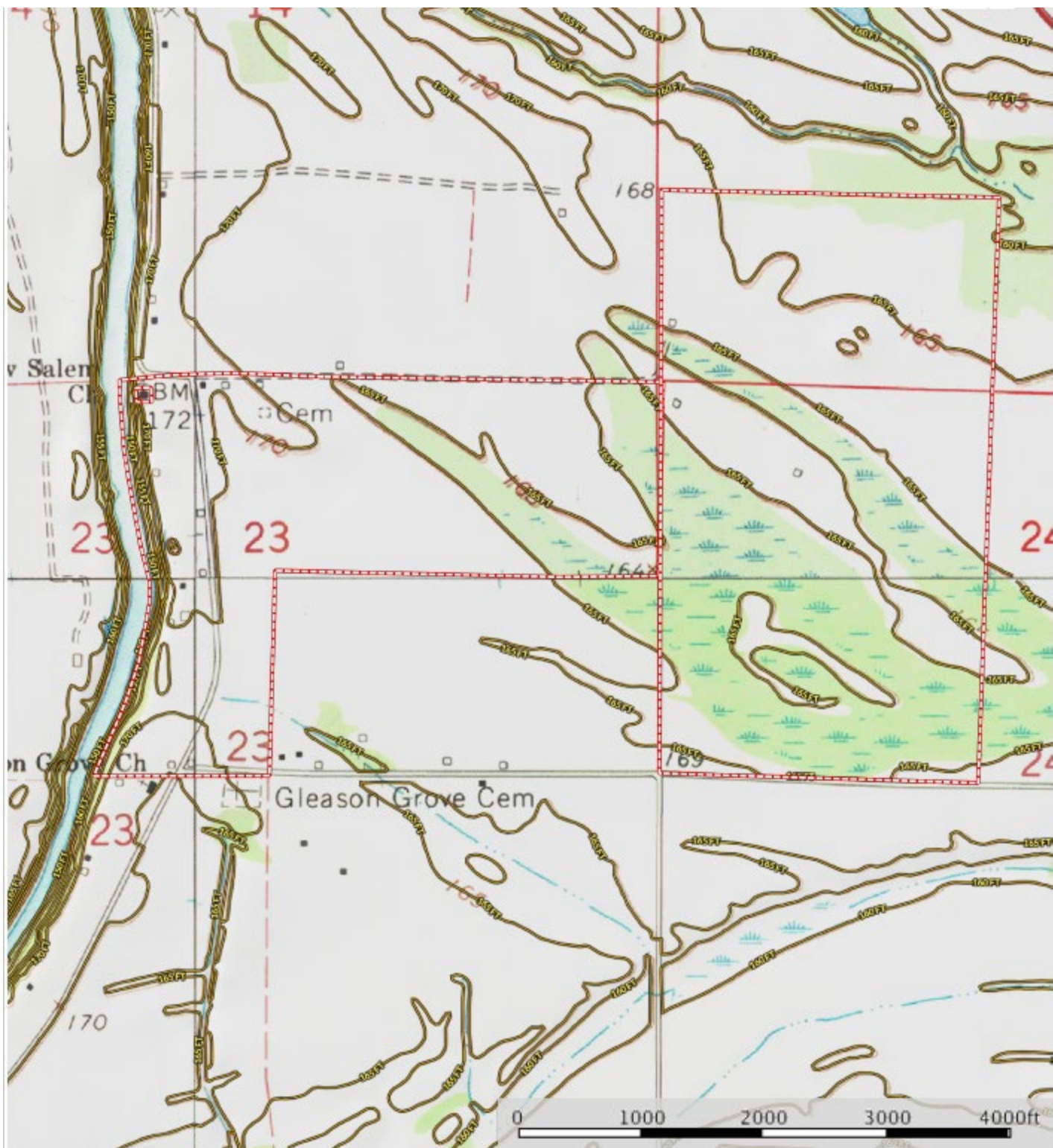


Description

- Low (<12/mi²)
- Medium (12-115/mi²)
- High (>115/mi²)

Subject 327+/- ac





 Boundary



Boundary

| All Polygons 328.8 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sd	Sharkey silty clay, nearly level phase	41.4	12.59	3e
Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	13.8	4.18	2w
Ag	Alligator and Sharkey clays, nearly level phases	45.7	13.9	3e
Dg	Dundee fine sandy loam, nearly level phase	45.6	13.86	2w
Da	Dowling clay and silty clay (sharkey)	122.5	37.25	5w
Db	Dubbs fine sandy loam, nearly level phase	20.8	6.33	1
Fe	Forestdale silty clay loam, nearly level phase	23.0	7.0	3w
Sg	Souva silt loam, nearly level phase (sharkey)	0.8	0.23	3e
W	Water	0.0	0.01	-
Dn	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	7.0	2.14	2e
Do	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	8.3	2.52	3e
TOTALS		328.8	100%	3.42

| Boundary 138.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Sd	Sharkey silty clay, nearly level phase	6.0	4.32	3e
Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	11.1	8.04	2w
Ag	Alligator and Sharkey clays, nearly level phases	15.3	11.05	3e
Dg	Dundee fine sandy loam, nearly level phase	39.1	28.2	2w
Da	Dowling clay and silty clay (sharkey)	31.8	22.92	5w
Db	Dubbs fine sandy loam, nearly level phase	20.8	15.01	1
Fe	Forestdale silty clay loam, nearly level phase	13.7	9.89	3w
Sg	Souva silt loam, nearly level phase (sharkey)	0.8	0.55	3e
W	Water	0.0	0.02	-
TOTALS		138.7	100%	2.8

| Boundary 190.1 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Dn	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	7.0	3.7	2e
Ag	Alligator and Sharkey clays, nearly level phases	30.4	15.97	3e
Sd	Sharkey silty clay, nearly level phase	35.4	18.62	3e
Dk	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	2.6	1.37	2w
Dg	Dundee fine sandy loam, nearly level phase	6.5	3.4	2w

Fe	Forestdale silty clay loam, nearly level phase	9.3	4.89	3w
Do	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	8.3	4.35	3e
Da	Dowling clay and silty clay (sharkey)	90.7	47.7	5w
TOTALS		190.1	100%	3.87

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1464

Prepared : Nov 8, 2019

Crop Year : 2020

Operator Name	:	XXXXXXXXXXXXXXXXXX
Farms Associated with Operator	:	28-119-1464, 28-143-2317
CRP Contract Number(s)	:	None
Recon ID	:	None
ARCPLC G/W/F Eligibility	:	Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane	Farm Status	Number Of Tracts
977.05	622.21	622.21	0.00	0.00	0.00	0.00	0.00	Active	1
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	622.21	0.00		0.00		0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	None
ARC Individual - Default	ARC County - Default	Price Loss Coverage - Default
None	CORN, SOYBN	WHEAT, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	108.60	0.00	36	
Corn	108.60	0.00	86	
Soybeans	316.60	0.00	23	
Seed Cotton	73.92	0.00	1416	
Unassigned Generic Base	18.48	0.00	0	
TOTAL	622.20	0.00		

NOTES

Tract Number : 1843

Description	: D6,E6 S13, 23, T29N, R2W: S19, T29N, R1W
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FSA Physical Location	: MISSISSIPPI/QUITMAN
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ANSI Physical Location : MISSISSIPPI/QUITMAN

BIA Unit Range Number :	
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HEL Status	:	NHEL: No agricultural commodity planted on undetermined fields
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Wetland Status	:	Tract contains a wetland or farmed wetland
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WL Violations : None

[illegible]

Other Producers	:	XXXXXXXXXXXXXXXX
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Recon ID	: None
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Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Sugarcane
977.05	622.21	622.21	0.00	0.00	0.00	0.00	0.00

MISSISSIPPI
QUITMAN
Form: FSA-156EZ



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FARM : 1464

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Tract 1843 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	EWP	DCP Ag. Rel. Activity	Broken From Native Sod
0.00	0.00	622.21	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	106.60	0.00	36
Corn	106.60	0.00	86
Soybeans	316.60	0.00	23
Seed Cotton	73.92	0.00	1416
Unassigned Generic Base	18.48	0.00	0
TOTAL	622.20	0.00	

NOTES

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