



County Line Farm 916.22 +/- ac. Panola & Quitman Counties, Ark.

TOTAL SIZE 916.22 +/- Deeded Ac., 908.09 +/- FSA Farmland Ac., 877.57 +/- FSA Cropland Ac., and 675 +/- Total Irrigated Ac.

LOCATION North and east of Sledge, Mississippi. In Sections 19 and 31, Twp 7S, Range 9W; Sections 5 and 6, Twp 8S, Range 9W; and Section 24, Twp 7S, Range 10W.

DESCRIPTION This diverse property provides opportunities for multiple cropping options with a history of growing cotton, corn, rice and soybeans. The 675 +/- irrigated acres include 388 +/- pivot-irrigated acres, 137 +/- precision-leveled acres, and 150 +/- flood-irrigated acres with contour levees. The non-irrigated portion of the property surrounds the pivots. There is a history of excellent waterfowl hunting on the farm in flooded fields.

The main tract is located 1 mile east of Sledge on MS Highway 315 with access also on county-maintained Landfill Road. This tract has three pivots, two of which are towable. The Class II and III soils under the pivots have been planted in cotton, corn and soybeans in the past. Class III soils with contour levee flood irrigation have been planted in rice and soybeans. One other tract northeast of Sledge is located on either side of MS Highway 3. This precision-leveled ground with Class III soils has been planted in corn, rice and soybeans.

SOILS The soils on the farm are 92 percent Alligator Clay and 8 percent Falaya Silt Loam.

IMPROVEMENTS 9 Turbine wells with gearheads and pumps
1 Pivot, 1,311 ft.; 1 Towable pivot, 962 ft. and 1 Towable pivot, 1,082 ft.
1 Quonset shed

PROPERTY TAXES (2019) Panola County - \$12,291.46,
approximately \$13.48 per acre
Quitman County - \$147.63,
approximately \$17.79 per acre

POSSESSION At closing, subject to existing lease.

SHOWING By appointment only.

MANAGEMENT Professional
farm management
available.



**FOR
SALE**

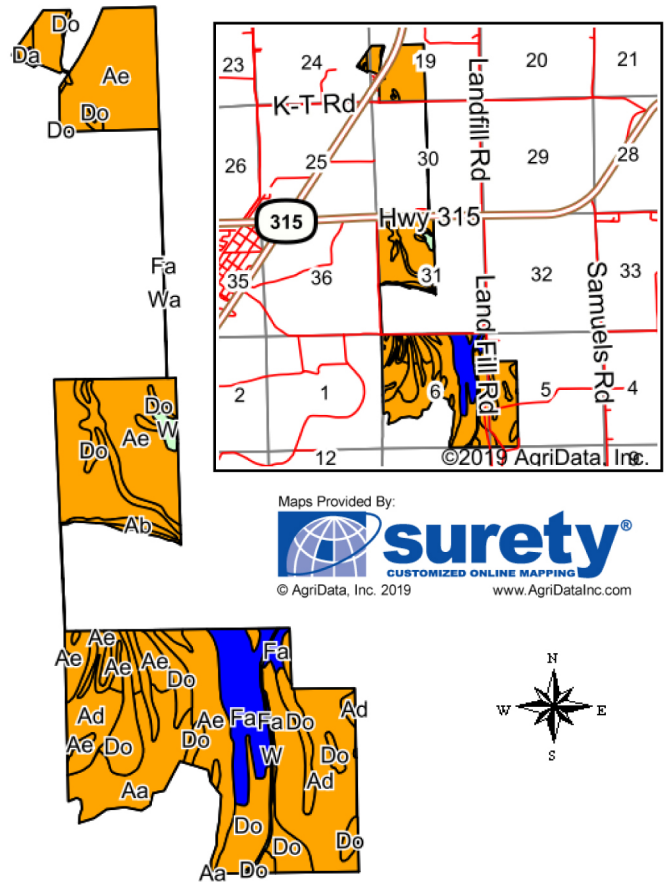
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County Line Farm (916.22 +/- ac.) Panola & Quitman, Cos., MS

FSA Data

Panola Co.:	Crop	Base Ac.	PLC Yld.
Farm #191	Grain Sorghum	25.4	48
	Soybeans	8.5	23
Farm #4146	Wheat	99.1	39
	Oats	1.9	53
	Rice	28.4	3825
	Corn	12.6	83
	Grain Sorghum	141.8	50
	Seed Cotton	12.2	1349
Farm # 4774	Wheat	5.85	44
	Rice	5.84	7214
	Grain Sorghum	1.21	47
	Soybeans	11.70	28
	Seed Cotton	84.80	1476
	Generic	21.20	0
Farm # 5122	Wheat	134.80	36
	Oats	2.50	53
	Rice	18.40	3825
	Corn	16.80	83
	Grain Sorghum	201.80	50
	Seed Cotton	21.52	1658
	Generic	5.38	0

Soils Details



*n: The aggregation method is "Weighted Average using major components"
*c: Using Capabilities Class Dominant Condition Aggregation Method
Soils data provided by USDA and NRCS.

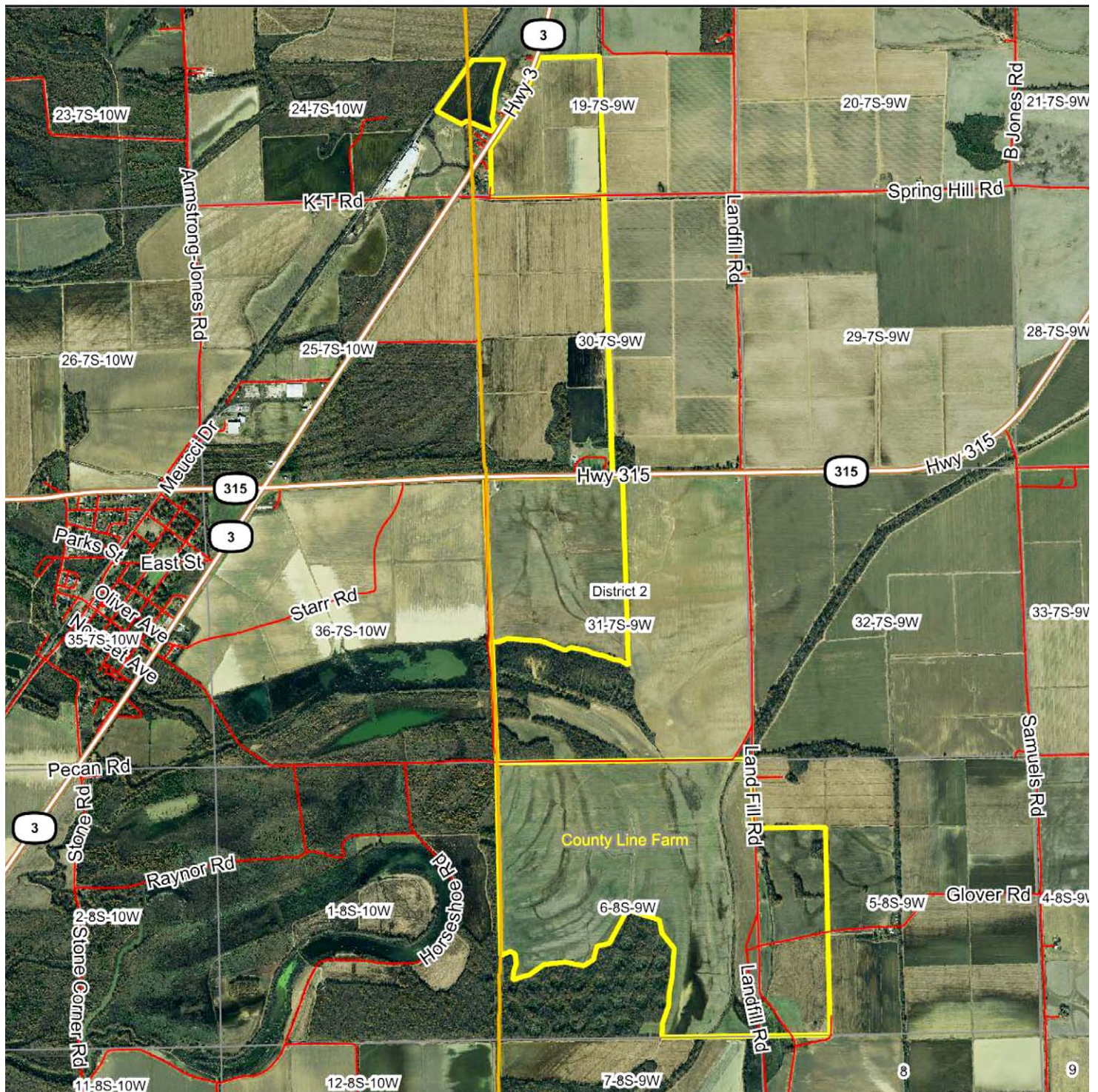
Area Symbol: MS107, Soil Area Version: 15
Area Symbol: MS119, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Cotton lint	Rice	Rice Irrigated	Soybeans	*n NCCPI Soybeans
Ae	Alligator silty clay loam, 1/2 to 2 percent slopes (rarely flooded)	356.88	38.8%		IIle		550	6		30	39
Do	Dowling silty clay and clay (alligator) (frequently flooded)	201.10	21.9%		IIle		550	6		30	36
Ad	Alligator silty clay loam, 0 to 1 percent slopes, rarely flooded	186.99	20.3%		IIIw		600	7.5	130	35	28
Aa	Alligator clay, 0 to 1/2 percent slopes (rarely flooded)	76.75	8.3%		IIIw		600	7.5	130	35	36
Fa	Falaya silt loam (occasionally flooded)	75.27	8.2%		IIw	100	750			40	51
W	Water	11.30	1.2%								0
Ab	Alligator clay, 1/2 to 2 percent slopes (rarely flooded)	6.63	0.7%		IIle		550	6		30	36
Ag	Alligator and Sharkey clays, nearly level phases	4.21	0.5%		IIle		550	6		30	36
Da	Dowling clay and silty clay (sharkey)	0.74	0.1%		Vw						1
Wa	Waverly silt loam (frequently flooded)	0.13	0.0%		Vw						18
Weighted Average						8.2	573.4	5.9	37.3	31.9	*n 36.3



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Aerial Map



Maps Provided By:



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CUSTOMIZED ONLINE MAPPING

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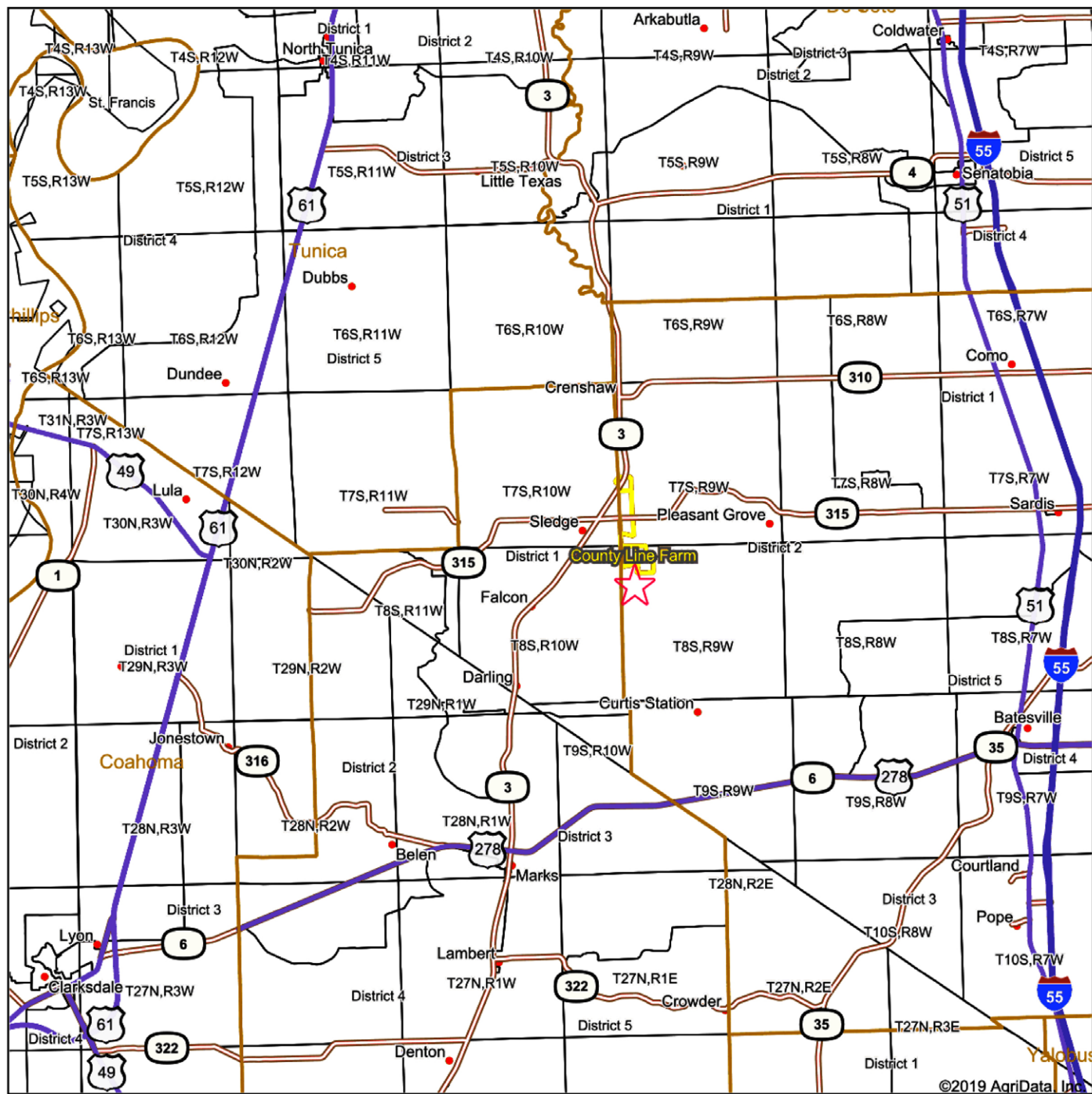
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Location Map



Maps Provided By:



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