

# Maroon Charlie II

Tunica County, MS

651.71+/- Acres



Offered By



Ag Land  
Management  
GROUP LLC

1114 Halle Park Circle  
Collierville, TN 38017

Steve Brunson II, AFM  
Real Estate Broker in AR, LA, MS, TN  
Office: 901-850-5305  
Mobile: 901-277-3426  
Email: [sbrunson@lmgfarm.com](mailto:sbrunson@lmgfarm.com)

## Maroon Charlie II

### Tunica County, MS

**Description:** Maroon Charlie II is an investment grade farmland property in Tunica County, MS. The property is comprised of three tracts that feature precision leveled cropland. 97% of the tillable acres are precision leveled to grade.

**Location:** The farm is located six (6) miles southeast of Tunica and forty (40) miles south of Memphis, TN. Two of the tracts adjoin Highway 4 and the third tract's southern boundary is Fish Lake Rd.

**Acres:** The property has 651.71 +/- acres based on survey. The Farm Service Agency (FSA) states the property has 599.46 cropland acres.

**FSA Farm:** 1606

<b>FSA Base:</b>	<b><u>Crop</u></b>	<b><u>Acres</u></b>	<b><u>PLC Yield</u></b>
	Wheat	21.00	39
	Grain Sorghum	35.60	42
	Rice-Long Grain	358.80	6020

**Soils:** The property dominant soil type is Sharkey Clay which is a Class III soil well suited for rice and soybean production.

**Lease:** The property is leased for the 2021 and 2022 crop year. Call for terms.

**Taxes:** 2020 property taxes were \$10,659.04.

**Improvements:** The property has 5 irrigation wells of which 2 are electric.

**Sales Price:** \$4,196,220

**Tract I:** FSA #1606, Tracts 715 & 716. This is the largest tract with 413.63 acres in cultivation. All but 17.05 acres are precision leveled to grade. Historically, this tract has produced soybeans and rice.

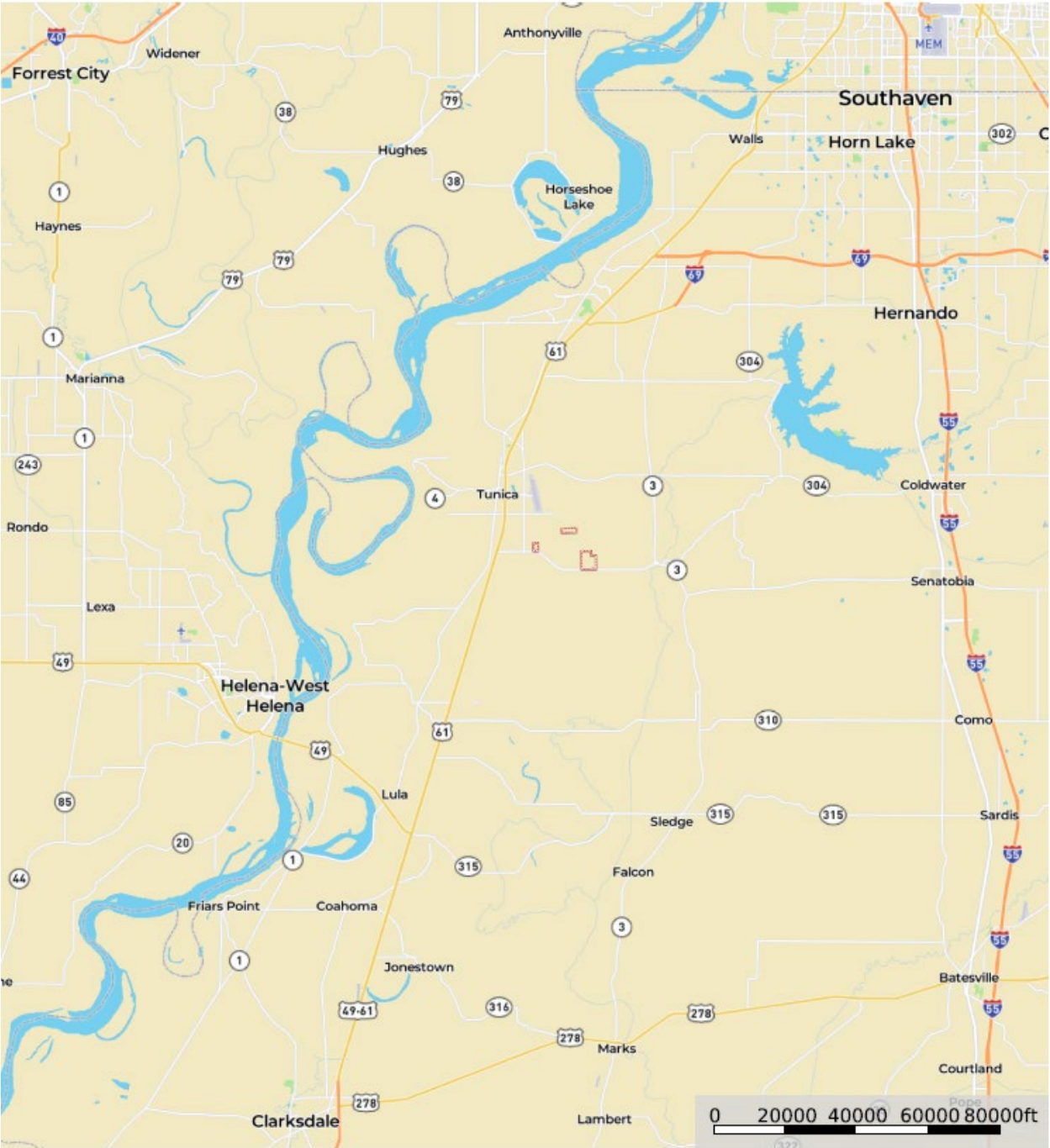
**Tract II:** FSA #1606, Tract 692. This is the second largest tract and was leveled in 2020. There are approximately 120 acres in cultivation.

**Tract III:** FSA #1606, Tract 1399. This tract is precision leveled and irrigated via a submersible well.

**Showing:** By appointment only. For appointment please contact:  
Steve Brunson  
Ag Land Management Group, LLC  
1114 Halle Park Circle  
Collierville, TN 38017  
901-850-5303

# LOCATION MAP

Maroon Charlie II  
Mississippi, AC +/-





# FSA AERIAL MAP



United States  
Department of  
Agriculture

Tunica County, Mississippi



**Common Land Unit** Tract Boundary

Non-Cropland  
 Cropland

**Wetland Determination Identifiers**

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:  
IU=GR for Wheat(SRW), Oats(WTR), Rice(LGR),  
Com(YEL), Grain Sorghum(GRS), Soybeans(COM);  
IU=NP for Peanuts(RUN), IU=FG for FAVs;  
For Grass/Mixed Forage: IU=FG if Hayland,  
IGZ if Pastureland, LS if Left Standing;  
Crop Status=Initial; Irrigation Practice=N except for  
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 323.29 acres

2018 Program Year

Map Created March 13, 2018

**Farm 1606**

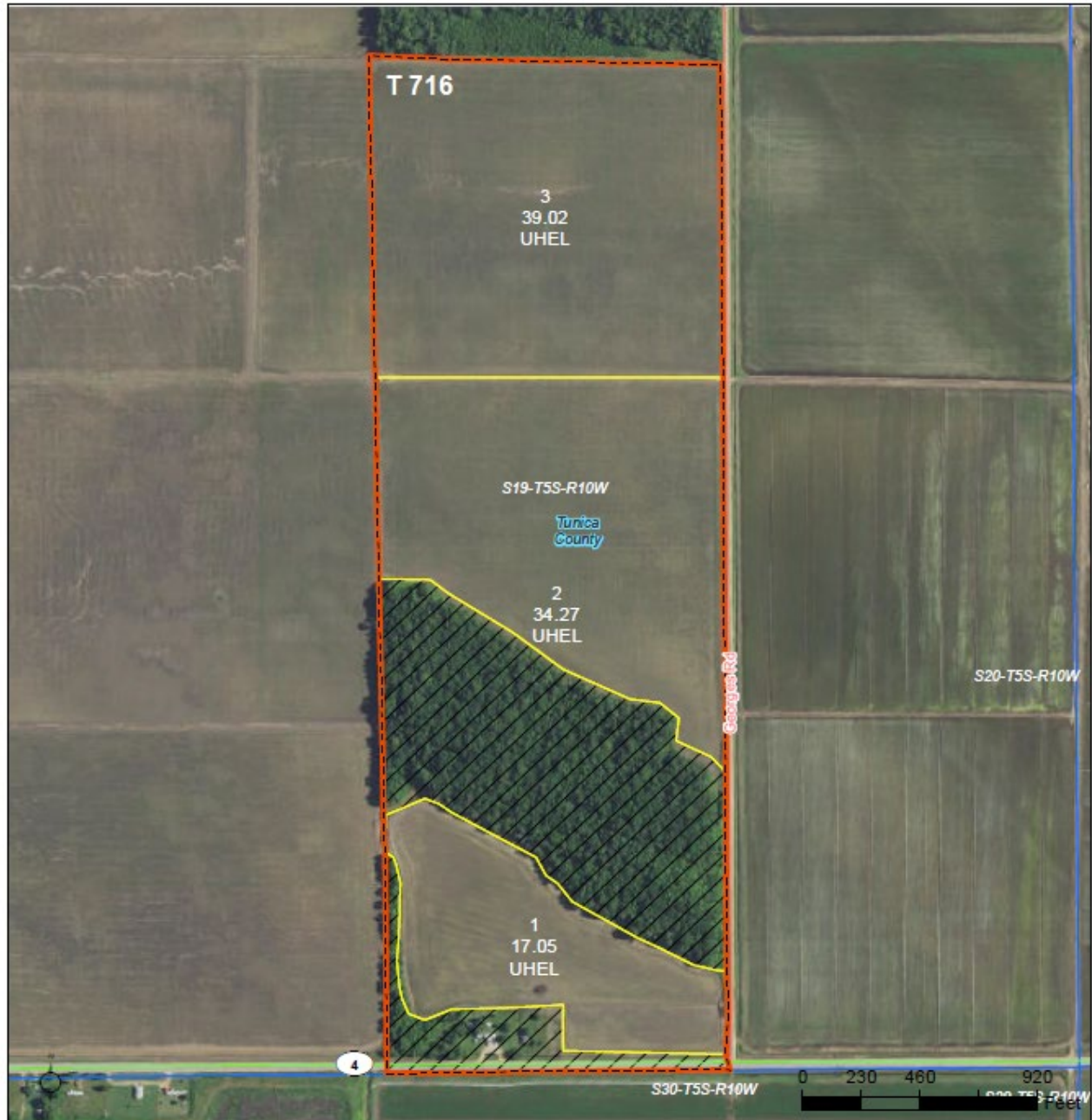
**Tract 715**

# FSA Aerial Cont.



United States  
Department of  
Agriculture

Tunica County, Mississippi



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:  
IU=GR for Wheat(SRW), Oats(WTR), Rice(LGR),  
Corn(YEL), Grain Sorghum(GRS), Soybeans(COM);  
IU=NP for Peanuts(RUN), IU=FG for FAVs;  
For Grass/Mixed Forage: IU=FG if Hayland,  
GZ if (P)astureland, LS if Left Standing;  
Crop Status=Initial; Irrigation Practice=N except for  
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

2018 Program Year

Map Created March 13, 2018

Farm 1606

Tract 716

Tract Cropland Total: 90.34 acres



# FSA Aerial Cont.



United States  
Department of  
Agriculture

Tunica County, Mississippi



## Common Land Unit

- Cropland
- Tract Boundary

## Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU="GR" for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU="NP" for Peanuts(RUN), IU="FH" for FAVs; For Grass/Mixed Forage: IU="FG" if Hayland, "GZ" if (P)astureland, "LS" if Left Standing; Crop Status=Initial; Irrigation Practice="N" except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 122.47 acres

2018 Program Year

Map Created March 13, 2018

Farm 1606

Tract 692

# FSA Aerial Cont.



United States  
Department of  
Agriculture

Tunica County, Mississippi



Common Land Unit Tract Boundary

Non-Cropland  
 Cropland

Wetland Determination Identifiers

Restricted Use  
 Limited Restrictions  
 Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:  
IU="GR" for Wheat(SRW), Oats(WTR), Rice(LGR),  
Corn(YEL), Grain Sorghum(GRS), Soybeans(COM);  
IU="NP" for Peanuts(RUN), IU="FH" for FAVs;  
For Grass/Mixed Forage: IU="FG" if Hayland,  
"GZ" if (P)astureland, "LS" if Left Standing;  
Crop Status=Initial; Irrigation Practice="N" except for  
Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 63.36 acres

2018 Program Year

Map Created March 13, 2018

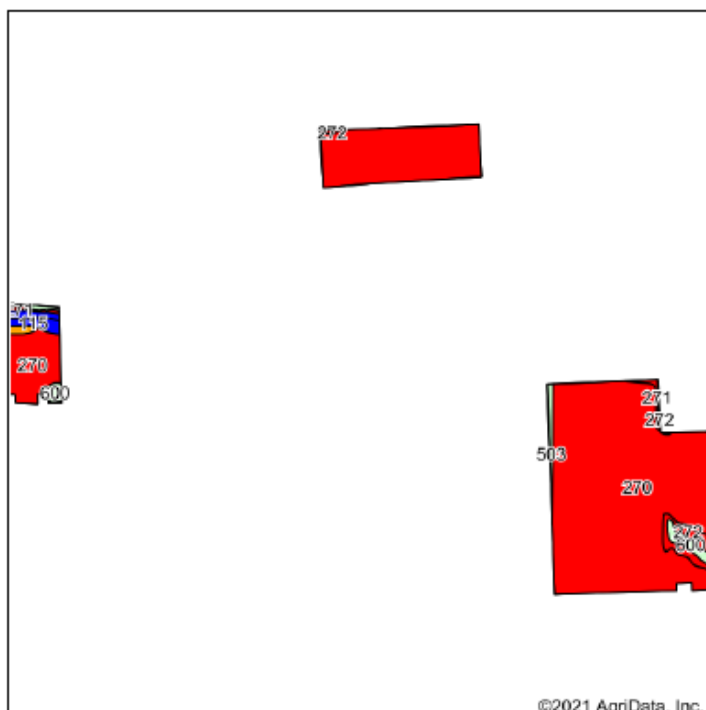
Farm 1606

Tract 1399

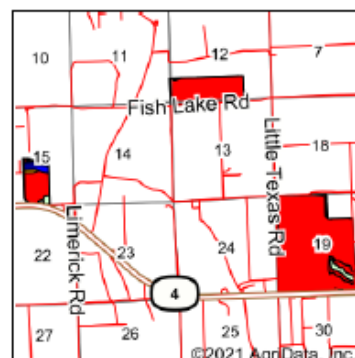


# SOILS MAP

## Soils Map



Soils data provided by USDA and NRCS.



State: **Mississippi**  
 County: **Tunica**  
 Location: **13-5S-11W**  
 Township: **District 3**  
 Acres: **646.53**  
 Date: **9/23/2021**



Area Symbol: MS143, Soil Area Version: 14										
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn	Cotton lint	Rice Irrigated	Soybeans	*n NCCPI Overall
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	586.13	90.7%		IIIw		650	130	40	40
272	Sharkey clay, ponded	16.80	2.6%		VIIw					12
600	Water	15.53	2.4%							
115	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	7.61	1.2%		IIw	85	750		40	83
503	Miscellaneous water	6.00	0.9%							
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	5.85	0.9%		IVw				30	23
110	Dubbs silt loam, 0 to 2 percent slopes	5.32	0.8%		I	90	850		40	90
120	Tensas silty clay loam, 0 to 2 percent slopes	3.29	0.5%		IIIw		600	130	40	73
Weighted Average						1.7	608.2	118.5	37.5	*n 38.9

\*n: The aggregation method is "Weighted Average using all components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# AERIAL MAP

Maroon Charlie II  
Mississippi, AC +/-

