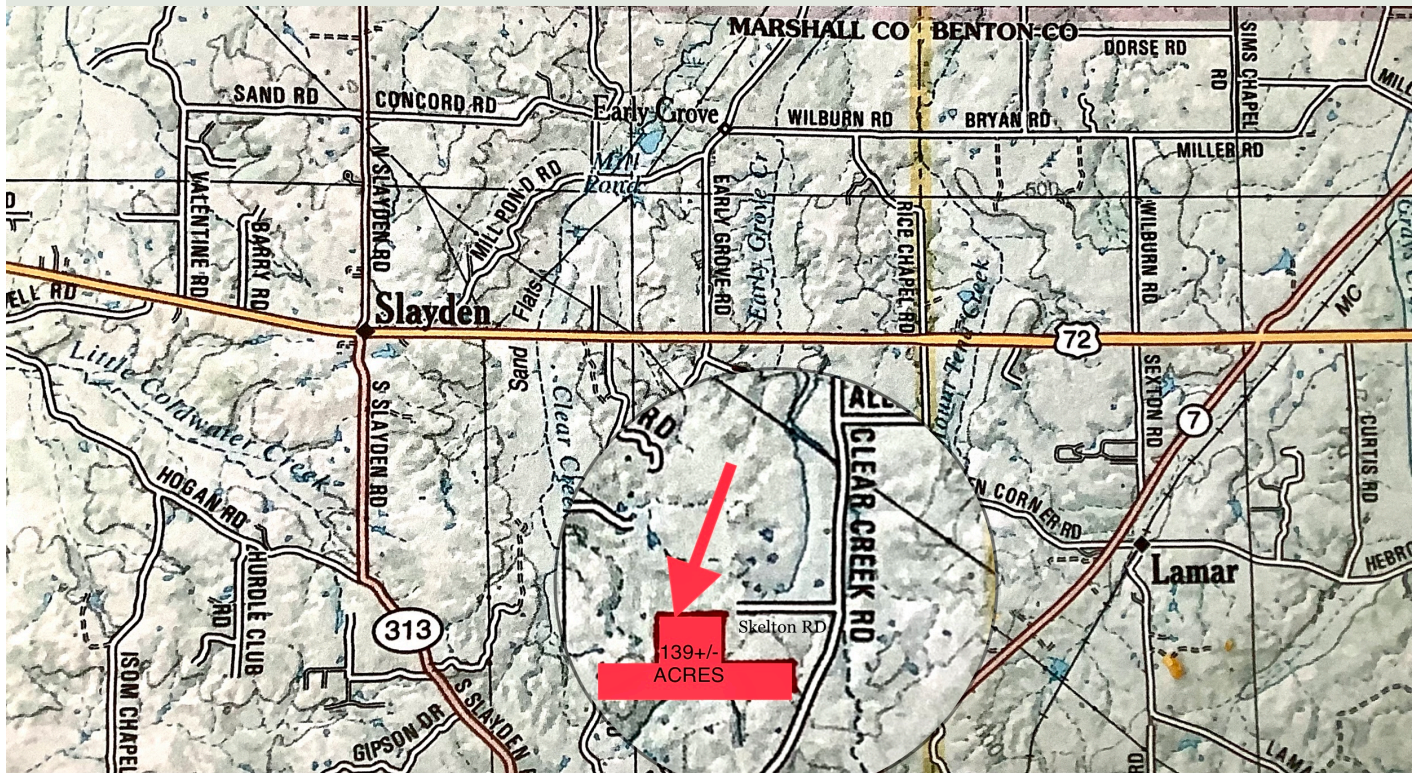


Southern Land Company TN, LLC

8590/1 Farmington Blvd. Germantown, TN 38139

Office: 901-755-8877 ~ Web: southernlandco.com

Email: land@southernlandco.com



139+/- Acres- Hunting, Crop & Timber Land Marshall County, MS

Location- US-72E to Clear Creek Rd. Head south approximately 3.6 miles, property located on west side just past Skelton Rd.

Acreage- 139+/- total acres ~ 57+/- Crop, 82+/- Timber

Beautiful Farm in prime area 20 miles outside Collierville, TN and 15 miles from Holly Springs, Mississippi offers a little of it all. Deer and Turkey hunting opportunities all over with many stands and blinds in place, gently rolling tillable grounds planted in beans, fantastic stand of mature hardwood Timber including white and red oak, stocked fishing ponds with multiple other watering holes wildlife and multiple areas to build a future dream home. Perfect opportunity to own an income producing farm conveniently located near town.

\$3500/Acre ~ \$486500.00

Shown by appointment- Shane Martin

901-827-0224

Skelton Rd

139+/- Acres
Marshall County, MS

Access

Clear Creek Rd

Field 3

Pond

Field 2

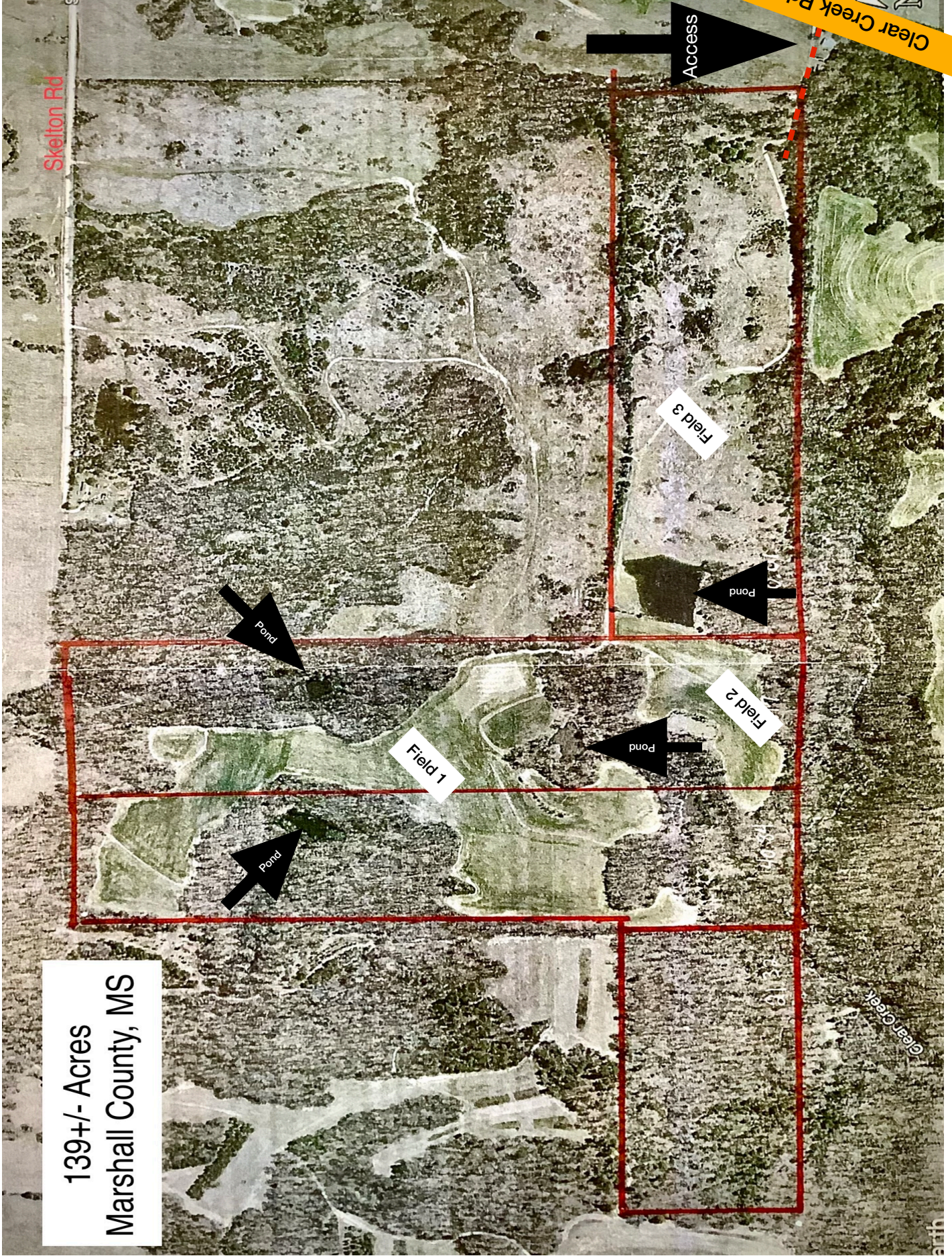
Pond

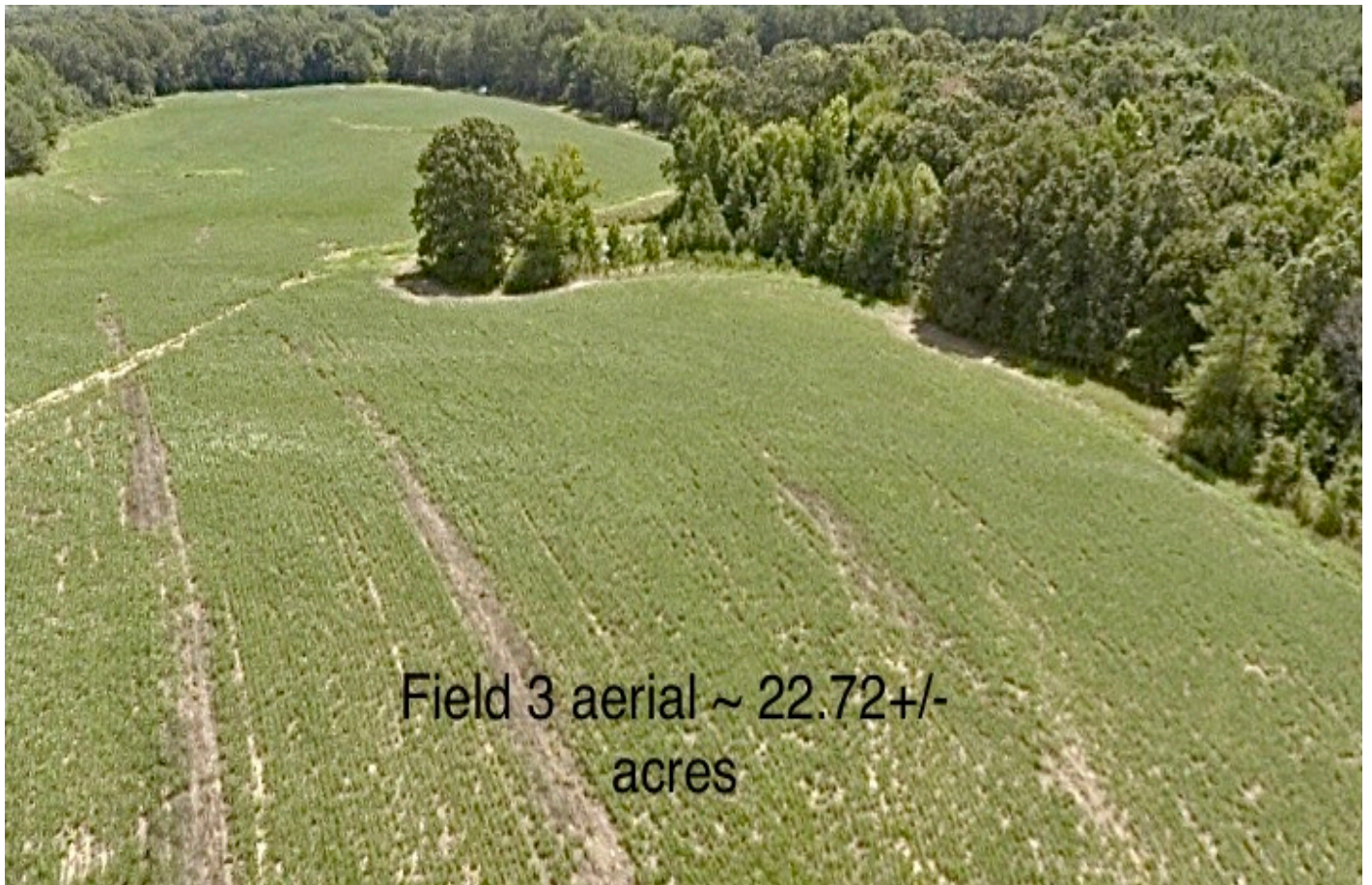
Field 1

Pond

Pond

Clear Creek





Field 3 aerial ~ 22.72+/-
acres



57+/- Tillable
Acres Planted in Bean



Deer Blind ~ Field 1



Tree stand overlooking field 2 ~ 6.32 +/- acres

Stocked Pond

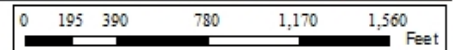




Farm: 4851
Tract: 11439
Photography Date: 2021

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' of (P)astureland, 'LS' if Left Standing;
Crop Status=Initial; Irrigation Practice='N' except for
Rice; Planting Pattern=Solid; Idle=100%



Wetland Determination Identifiers

- Restricted use
- ▲ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Notice: For acreage reporting purposes, a map notated with mandatory producer-supplied crop information is required to be provided by the final reporting date. Specific FSA programs require all cropland on all farms to be reported. Electronic data sharing of ACRSI-approved crops and common data elements with AIPs began in 2018 and happens automatically for producers when a crop insurance policy is in force. Producers must still visit FSA and insurance agents to verify and sign acreage reporting documents by the final reporting date.
Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

