

Farm, Timber & Recreational land Brokerage

106 First Choice Dr. Madison, MS 39110 www.SartainsHeritage.com

Property: Gray Farm, located in Sunflower County, Mississippi, near the community of Shaw the Gray farm consist of +/- 60 acres of productive cropland. The light soil complex allows for a wide range of cropping options, suitable for all small grain crops grown in the region as well as cotton. Currently the farm is 63% irrigated. There is an EQUIP contract on the farm for the 2023 crop year to land level and irrigated the remaining dryland acres. Additionally, the farm abuts the Billy Deviney WMA, providing the opportunity for recreational use or leasing for additional income.

Property Breakdown:

- 57 acres cropland
- 3 acres wooded.

Primary Soils: USGS Capacity rating 3 (see attached soil map)

Improvements:

• 37 acres row waters from a submersible well

Crop Base: see attached 156 EZ form.

Lease: lease back from seller 3 years at \$240.00 per crop acre

Price: \$360,000.00

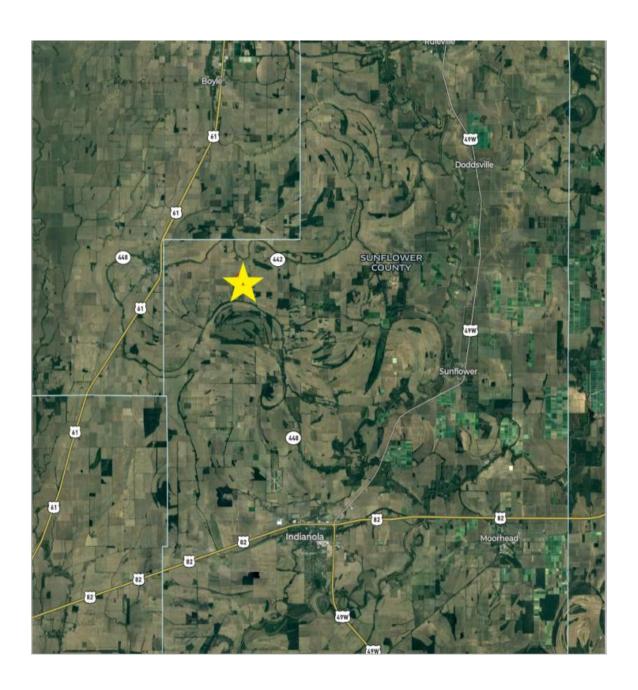
Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com

https://mapright.com/ranching/maps/66f325702c89a0ae46af72ba299aa226/embed

https://www.sartainsheritage.com/land-for-sale/gray-farm-60/



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All Polygons 60.55 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	30.32	50.07	0	65	3w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	12.46	20.58	0	49	3e
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	7.07	11.68	0	65	3w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	4.75	7.84	0	87	2e
Dc	Dowling soils, overwash phases (sharkey)	4.45	7.35	0	42	4w
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	1.5	2.48	0	49	3e
TOTALS		60.55(*)	100%	•	61.35	3.0

^(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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