



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Snake Creek Farm, located on the south bank of the Snake Creek near Belzoni Mississippi. The farm offers 48.98 land acres, 25.74 acres are in cultivation with the remaining 23.15 acres being timberland. The property's location is in a great duck flyway, with well-managed, long established, hunting clubs adjoining. The property is not encumbered by any conservation easements and makes for a nice mixed use investment property with income from farming and recreational use.

Property Breakdown:

- FSA Cropland: 25.74 acre
- Woods: 23.15 acres

Crop Base:

- Cotton: 20.56 ac @ 1714LBS
- UNA Generic: 5.14

Lease:

- Farm lease: \$4,250. (2024 contemplated)
- Hunting: \$4,500. (2023 contemplated)

Taxes: \$672.00 (2022)

Price: \$225,000.00

Interactive Map: <https://id.land/ranching/maps/6251cb6187ea5b3a267528da735f94bb/share>

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

BOUNDARY MAP



SOILS MAP

Mississippi, AC +/-



Boundary 44.15 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Dn	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	8.01	18.13	0	88	2w
Dc	Dowling soils (alligator)	7.57	17.14	0	33	3e
Dp	Dundee very fine sandy loam	5.47	12.38	0	86	2w
Ag	Alligator silty clay loam, 0 to 2 percent slopes, rarely flooded	3.14	7.11	0	55	3e
Db	Dowling clay, frequently flooded (alligator)	3.12	7.06	0	30	3e
Ad	Alligator clay, 0.5 to 2 percent slopes, frequently flooded	2.72	6.16	0	52	3e
An	Alligator, Dowling, and Forestdale soils, frequently flooded (alligator, alligator, forestdale)	2.54	5.75	0	39	3e
Dg	Dubbs very fine sandy loam, 0 to 2 percent slopes	2.36	5.34	0	90	1
Fd	Forestdale silty clay loam, 0.5 to 2 percent slopes	2.25	5.09	0	65	3w
Fm	Forestdale silt loam, 0 to 2 percent slopes	1.9	4.3	0	65	3w
Dk	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	1.76	3.98	0	85	2e
Da	Dowling clay (alligator)	1.06	2.4	0	49	3e
Fp	Forestdale silt loam, 2 to 5 percent slopes	1.06	2.4	0	65	3w
Fa	Forestdale silty clay, 0 to 2 percent slopes	0.62	1.4	0	65	3w
Dh	Dubbs very fine sandy loam, 2 to 5 percent slopes	0.52	1.18	0	90	2e
MA	Marsh	0.04	0.09	0	-	-
Do	Dundee silt loam, 2 to 5 percent slopes, moderately eroded, rarely flooded	0.01	0.02	0	82	3e
TOTALS		44.15(*)	100%	-	62.77	2.54



