



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

www.SartainsHeritage.com

Property: Scotland Pasture, consists of 188+/- acres located in South Yazoo County with frontage along Scotland Road. The improved pasture and cross-fencing make this property well suited for an equestrian or cattle operation. Additionally, 145 acres of the property are FSA cropland acres, making this tract a candidate for a CRP conversion for recreational development or returning it to annual row crops. Currently the property is being cattle grazed. Land types include open pasture, brush pasture, and woodlands. The gently rolling topography of the land, with its wide range of land uses make the Scotland pasture tract a versatile investment property located in a great area of Yazoo County.

Location: Section 30 / TWP 11N / RNG 1E - Yazoo County Mississippi

Improvements:

- Perimeter fencing & gated access point.
- Two Ponds

Land Breakdown:

- 147 acres pasture
- 32 acres brush pasture
- 7 acres woods
- 2 acres roads & creeks

FSA Data:

- Seed Cotton: 2,028LBS – PLC Yield
- Soybean: 43BU – PLC Yield

Taxes: \$1,705.00 (2022)

Price: \$940,000

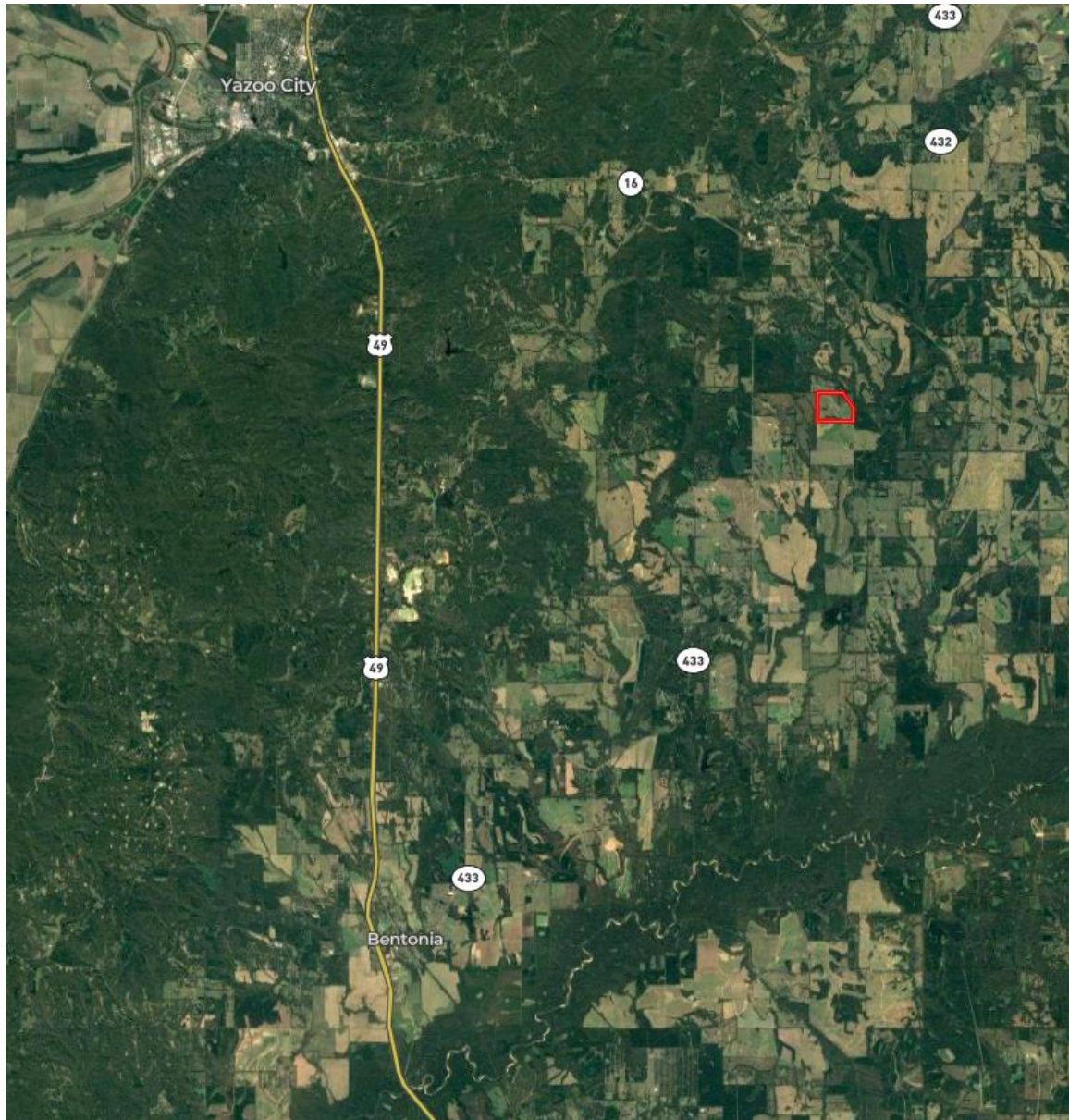
Interactive Map Link: <https://id.land/ranching/maps/c59994755790272fadd2fdcb5b1f18c7/share>

Property Video: <https://youtu.be/RCSQVg7WsRs>

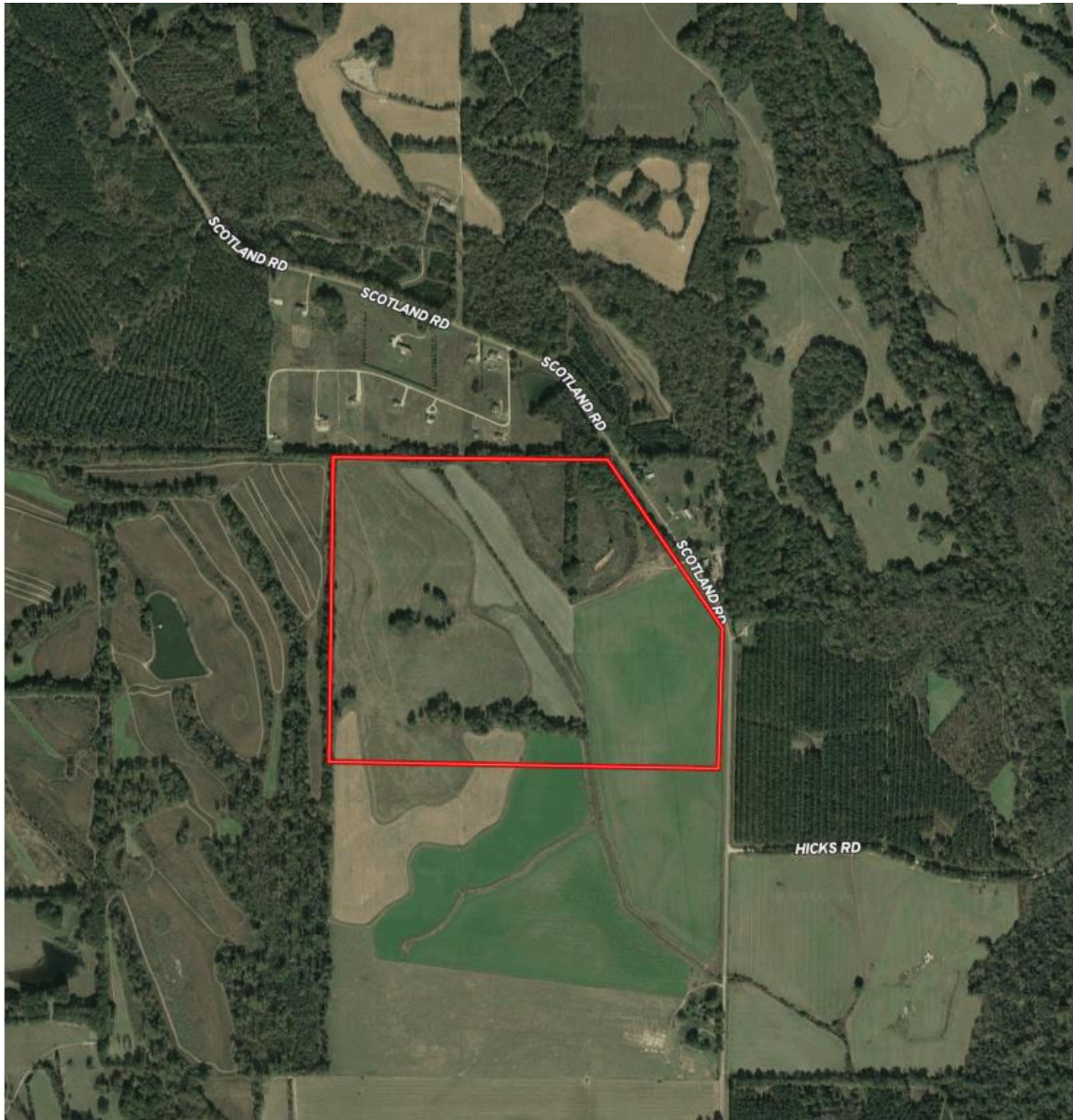
Contact: Joe Mallard 601-927-8222 or jmallard@sartainsheritage.com

Information contained herein is considered accurate but not guaranteed by Broker.

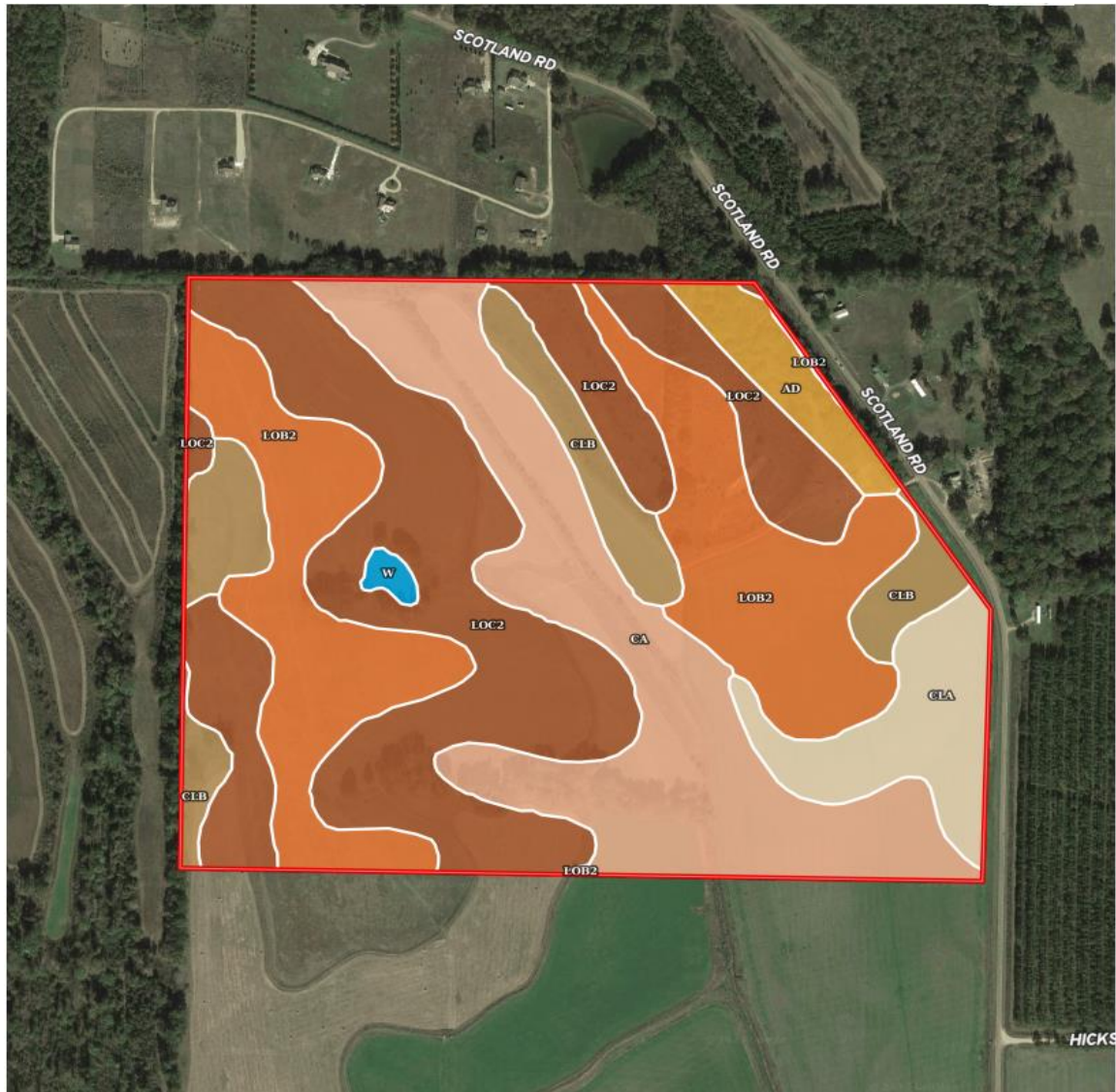
Location Map



BOUNDARY MAP



Soils Map



Boundary 182.74 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
LoC2	Loring silt loam, 5 to 8 percent slopes, moderately eroded, central	61.02	33.39	0	47	4e
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	45.5	24.9	0	55	3e
Ca	Calhoun silt loam	41.09	22.48	0	76	3w
CiB	Calloway silt loam, 2 to 5 percent slopes	16.23	8.88	0	50	3e
CiA	Calloway silt loam, 0 to 2 percent slopes	12.28	6.72	0	51	2e
Ad	Adler silt loam, occasionally flooded	5.79	3.17	0	86	2w
W	Water	0.83	0.45	0	-	-
TOTALS		182.74(*)	100%	-	57.07	3.24

(*) 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.







