

Holly Grove Plantation

Carroll & Leflore Counties, MS

1,953 +/- Acres



Offered By



Ag Land
Management
GROUP LLC

1114 Halle Park Circle
Collierville, TN 38017

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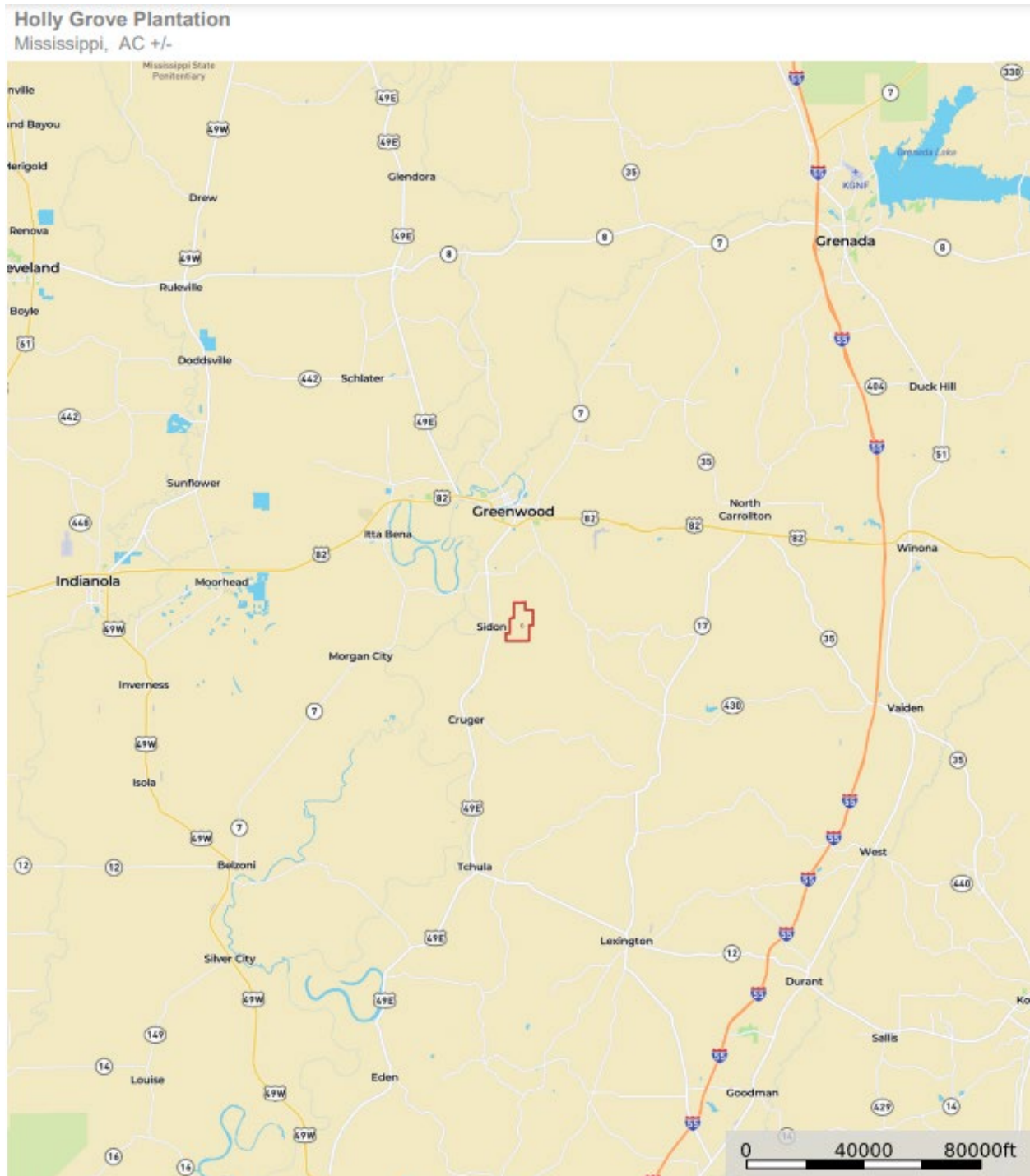
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Broker: Steve Brunson - Ag Land Management Group, LLC – (901)850-5303 – 1114 Halle Park Circle, Collierville, TN

Holly Grove Plantation

- Description:** Holly Grove Plantation is an improved farmland and hunting property in Carroll and Leflore County, MS that offers an excellent agricultural and recreational investment opportunity. The farm is in one contiguous tract with a headquarters area containing two open machine sheds, an enclosed storage building, and an enclosed shop located on the property. This is a highly productive farm with excellent recreational opportunities seven miles south of Greenwood, MS.
- Location:** The farm is located just outside of Sidon, MS seven miles south of Greenwood, MS and twenty-seven miles east of Indianola, MS. This is an excellent location for agriculture in a historically strong farming community, multiple grain elevators nearby, great groundwater levels, and good drainage.
- Access:** The farm is easily accessible from US highway 49 by proceeding on Holly Grove Road. Holly Grove Road and County Road 293 divide the property providing easy access for equipment and travel.
- Acres:** There are 1,953 +/- tax acres associated with this farm.
- List Price:** **\$10,700,000**
- Showing:** By appointment only. For appointment please contact:
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LOCATION MAP



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AERIAL MAP



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HOLLY GROVE PLANTATION

- Subject Acres:** The Holly Grove Plantation is one contiguous tract consisting of 1,953 +/- tax acres. The United States Department of Agriculture (USDA) Farm Service Agency (FSA) states via the FSA 156-EZ that there are 1,102.98 +/- acres of tillable cropland and 300.71 +/- acres enrolled in the Conservation Reserve Program (CRP) generating additional income. The remaining acreage consists of 450 +/- acres of woods and the balance of roads and ditches.
- Cropland Info:** Of the 1,102.98 FSA cropland acres, 690.7 (63%) are irrigated from four (4) irrigation wells carrying water via underground pipe to risers and three (3) center pivots. Approximately 450.7 acres are furrow irrigation with the remaining 240 acres irrigated by three center pivots.
- Irrigation Info:** The four (4) wells, pumps and gearheads providing furrow irrigation are owned by the seller and will transfer to the buyer. The three (3) center pivot well casings are owned by the seller, but the pivots, pumps, and gearheads are owned by the tenant. An irrigation map can be shared upon request.
- CRP:** The farm includes eleven (11) CRP contracts totaling 300.71 acres that generate annual payments of \$27,573.00.
- Improvements:** The headquarters site includes one 80' x 60' (4,800 +/- sq. ft.) open equipment shed, one 140' x 40' (5,600 +/- sq. ft.) open equipment shed, one 35' x 50' (1,750 +/- sq. ft.) enclosed storage building, and one 50' x 60' (3,000 +/- sq. ft.) enclosed farm shop with an additional 30' x 60' (1,800 +/- sq. ft.) of open storage. The equipment sheds and enclosed farm shop and building are in excellent condition and provide an ideal setting for a farm HQ.

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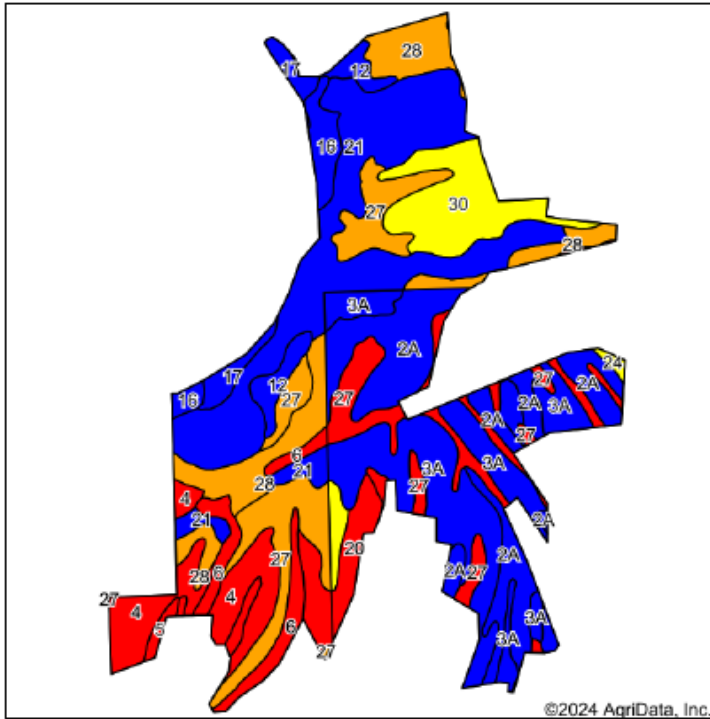
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Soils:	Approximately 50% of the cropland soils are classified as Dundee silt loam. The remaining 50% are Tensas silty clay loam, Dubbs loam, Alligator clay, and Sharkey clay. These soils are very well suited for corn, cotton, and soybean production. NCCPI soil rating of the cropland is 72.9.
Crop History:	Traditional crop rotations on the farm have included corn and soybeans. The farm is very well suited for cotton production as well.
Lease Info:	There is a farm lease in place ending December 31, 2025. Additional information will be shared upon request.
Recreation:	The property contains approximately 450 acres of timber with an additional 300.71 acres enrolled in CRP offering excellent wildlife habitat and recreational opportunities. There is an established road system throughout the southern area of the farm.
Taxes:	\$26,510.85 – Estimated Property Taxes
Price:	\$10,700,000
Notes:	<p>The house and 5 +/- acres of land located east of the Headquarters outlined in the aerial map above are not owned by the seller and not included in the sale.</p> <p>The landowner has an existing timber sales contract in Section 14, Township 18 North, and Range 1 East in Leflore County that has yet to be harvested. This area is indicated by the star on the aerial map above.</p>

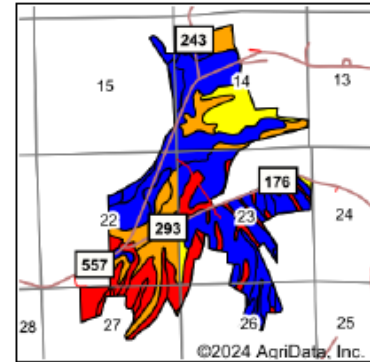
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Soils Map



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Leflore**
 Location: **22-18N-1E**
 Township: **District 6**
 Acres: **1104.26**
 Date: **2/7/2024**



Area Symbol: MG015, Soil Area Version: 19 Area Symbol: MG083, Soil Area Version: 20												
Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class %c	Com Bu	Cotton lint Lbs	Grain sorghum Bu	Rice Bu	Rice Irrigated Bu	Soybeans Bu	*n NCCPI Overall
21	Dundee loam, 0 to 1 percent slopes	219.87	19.9%		llw	85	750				40	86
3A	Dundee silt loam, 0 to 2 percent slopes	165.75	15.0%		llw	85	750				40	84
2A	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	137.67	12.5%		lle	90	850				40	87
28	Tensas silty clay loam, 1 to 3 percent slopes	99.79	9.0%		llle		575				35	74
27	Tensas silty clay loam, 0 to 1 percent slopes	97.92	8.9%		lllw		600			130	40	75
4	Alligator clay, 0 to 1 percent slopes	89.21	8.1%		lllw		600		7.5	130	35	49
30	Tensas-Alligator complex, 0 to 3 percent slopes, occasionally flooded	74.55	6.8%		IVw						30	62
27	Sharkey clay, frequently flooded	70.25	6.4%		Vw							43
6	Alligator clay, depressional	43.85	4.0%		Vw							22
12	Askew silt loam, 1 to 3 percent slopes	24.13	2.2%		lle	80	700	95			30	86
16	Dubbs loam, 0 to 1 percent slopes	23.99	2.2%		I	90	850				40	90

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Maps Provided By:



Code	Soil Description	Acres	Percent of field	NCCPI Overall Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Grain sorghum Bu	Rice Bu	Rice Irrigated Bu	Soybeans Bu	*n NCCPI Overall
20	Alligator silty clay	21.53	1.9%		IIIe		550		6		30	48
17	Dubbs loam, 1 to 3 percent slopes	18.86	1.7%		Ile	85	800				35	90
24	Forestdale silt loam	11.64	1.1%		IIIw	50	600			130	35	64
5	Alligator clay, 1 to 3 percent slopes	4.27	0.4%		IIIe		550		6		30	49
7	Alligator, Tensas, and Dowling soils, frequently flooded	0.79	0.1%		Vw							37
23	Dowling muck	0.19	0.0%		Vllw							7
Weighted Average					2.72	46.6	588.1	2.1	0.7	23.4	33.7	*n 72.9

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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