

Howze Farm

Quitman County, MS

1,170 +/- Acres



Offered By



Ag Land
Management
GROUP LLC

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Howze Farm

Description: The Howze Farm is an improved farmland and recreational property in Quitman County, MS. There are three tracts with a HQ area, several hunting areas, and sloughs throughout. All tracts are within one +/- mile from the other tracts. The farm has a history of rice and soybean production. This is a highly productive farm with excellent recreational value.

Location: The farm is twenty-four miles east of West Helena, AR and twenty-five miles northeast of Clarksdale, MS. The most eastern tract adjoins the town of Sledge, MS. US Highway 315 intersects the property. This is an excellent location for agriculture with multiple grain elevators nearby, great groundwater levels, and good natural drainage.

[Land ID \(MapRight\)](#)

Access: The farm is easily accessible from US Highway 315. Each tract has good access with two of the tracts adjoining Hwy 315 and the third tract adjoining Simpson County Rd.

Acres: 1,170+/- tax acres, 915.71+/- FSA cropland acres

List Price: **\$6,250,000.00**

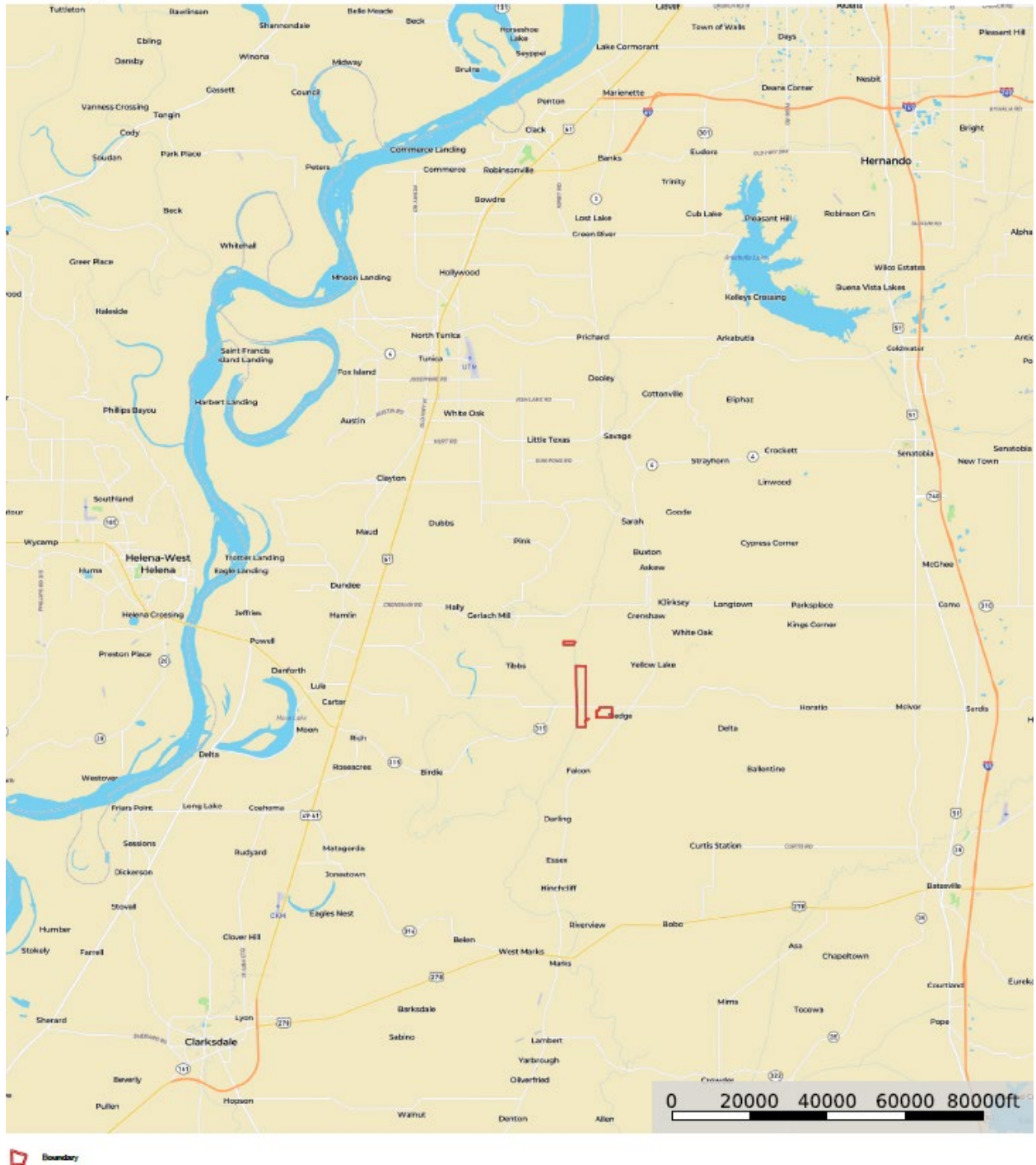
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LOCATION MAP

Howze Land Company
Mississippi, AC +/-



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AERIAL MAP

Howze Land Company
Mississippi, AC +/-



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Howze Farm

Subject Acres: The Howze Farm offers an exceptional large, quality, agricultural investment grade property in the Mississippi Delta. The Howze Farm consists of 1,170+/- tax acres being comprised of three (3) tracts, all within a mile of another Howze tract. The largest tract consists of approximately 886.28 acres, the second largest tract 227.07+/- acres, and the smaller tract 56.65+/- acres. **Individual tract offers will not be considered.**

The United States Department of Agriculture (USDA) Farm Service Agency (FSA) states via the FSA-156EZ that there are 915.71 cropland acres. In addition to the 915.71 acres of FSA cropland, there are 61.81 acres enrolled in the Conservation Reserve Program (CRP).

Cropland Info: Of the 915.71 FSA cropland acres, 801.39 acres are irrigated. There are 662.68 acres that have been precision leveled and 138.71 acres that furrow irrigate. The remaining 114.32 acres do not have dedicated irrigation infrastructure, but most have been irrigated in the past via hard-pipe and relifting water from the bayous.

CRP: There are 61.81 acres of land enrolled in CRP via four contracts. The current contract payments total \$6,056.00. See table below for more information on CRP:

Acres	Exp. Date	Total Payment
0.62	9/30/2032	\$84.00
9.6	9/30/2034	\$916.00
19.1	9/30/2034	\$1,872.00
32.49	9/30/2034	\$3,184.00
61.81		\$6,056.00

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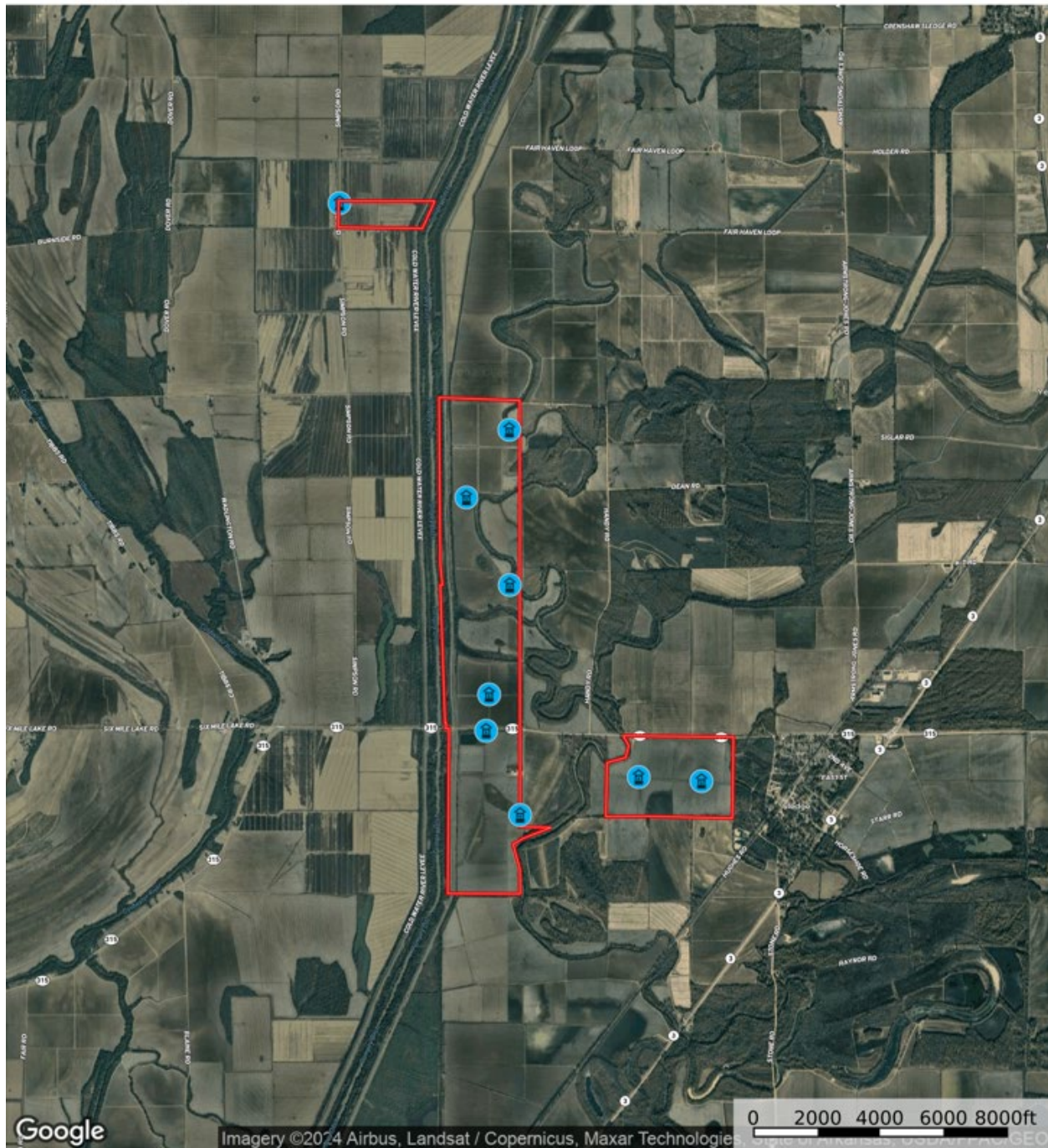
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- Improvements:** The headquarters site includes one 55' x 60' open equipment shed, one 55' x 60' enclosed farm shop, and a 30' x 30' attached storage building to the enclosed farm shop. All buildings being sold as-is, where-is. There are nine irrigation wells. Of the nine, one is an electric submersible and the remaining eight are turbine wells.
- Drainage:** There are a number of bayous and sloughs on the farm that provide excellent drainage on the property. David Bayou and Yellow Lake Bayou both provide abundant drainage capacity during large rain events. Elevation changes of 20 +/- feet between the sloughs/bayous and field bottoms provide ample capacity for drainage.
- Soils:** Alligator and Dowling Clay are the dominant family soil types on the property. Both are well known for excellent soybean and rice production. NCCPI rating of 47.3.
- Crop History:** Traditional crop production on the farm includes rice and soybeans.
- Lease Info:** The farm is leased through December 31, 2024. Additional information will be shared upon request.
- Recreation:** The bayous/sloughs and ability to flood irrigate make this an exceptional recreational property. The buffer strip CRP areas provide excellent cover and bedding for wildlife. The landowning family has hunted the property in the past for both whitetail deer and waterfowl. There is no hunting lease on the farm for the 2024-2025 season. Both the in-ground duck pit and duck blinds are not included in this sale.
- Taxes:** \$14,223.26 – 2023 year
- Price:** **\$6,250,000**

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Well Boundary

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