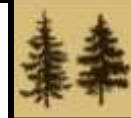


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## 320± ACRES OF FARMING / HUNTING LAND IN THE MISSISSIPPI DELTA IN LEFLORE COUNTY, MS



**\$2,975/Acre**

- Two Electric Irrigation Wells
- Pipeline for Food Plots
- Trophy Deer
- Hardwoods
- Great Duck Hunting
- Gravel Road Access
- Large Natural Slough
- Income Producing

Looking for an investment or additional farmland? This 320 +/- acre tract is made up of 178.75 acres of base acre (rice and soybeans) cropland with the remaining balance in woods and a natural slough. The cropland soils are 100% alligator clay. There are two irrigation wells on the property. The property is currently producing income with 178.75 acres leased @ \$130 / acre / year (cropland) and \$2,500 / year for the hunting rights. The property has gravel road access and is located about 5.25 miles west of Itta Bena. *Directions: From the intersection of Highway 82 and Sunflower Road in Itta Bena, take Highway 82 west approximately 4.80 miles, take County Road 546 north approximately 0.40 miles, the property will be on the left.*



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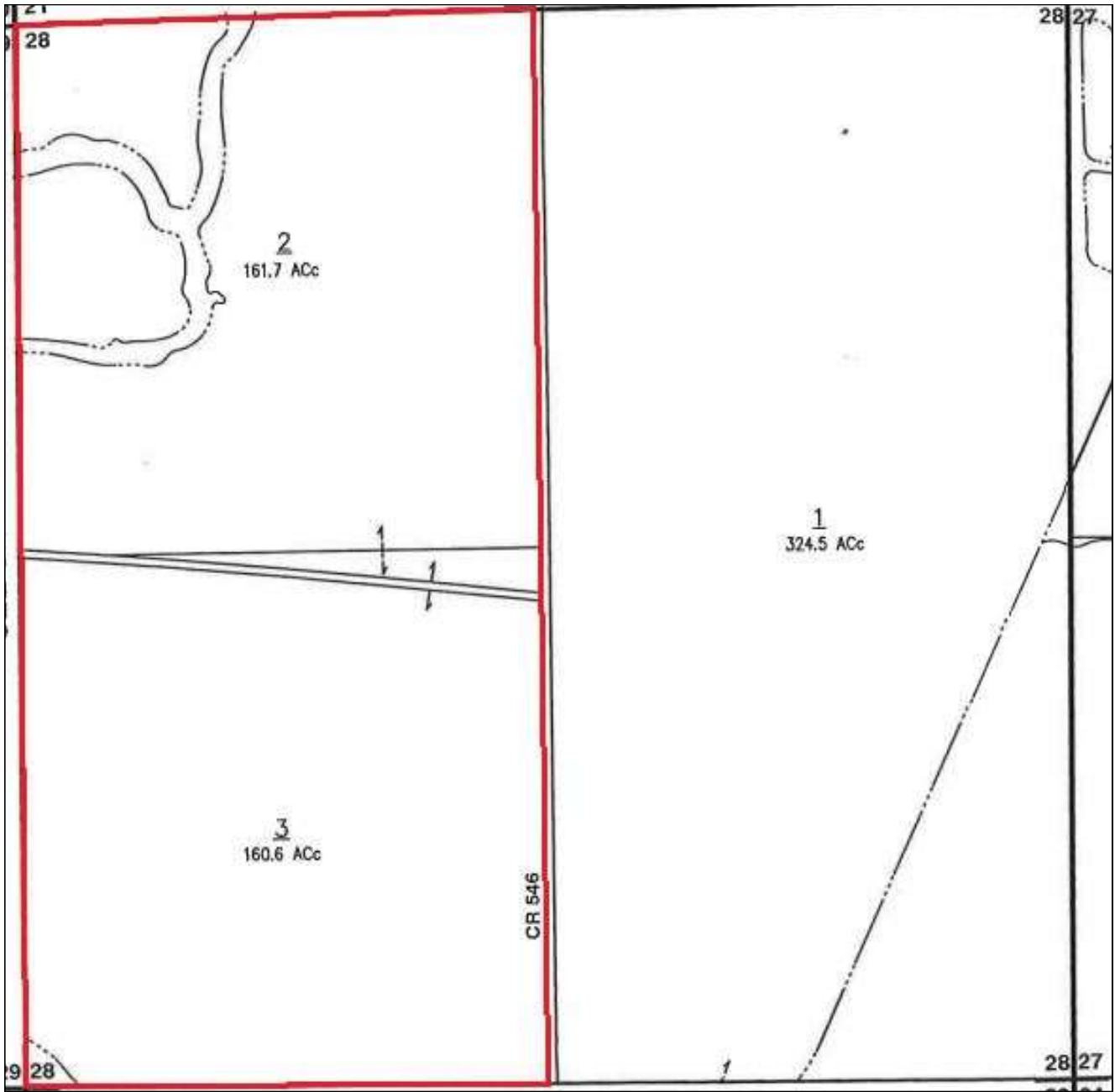


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### Ownership Map



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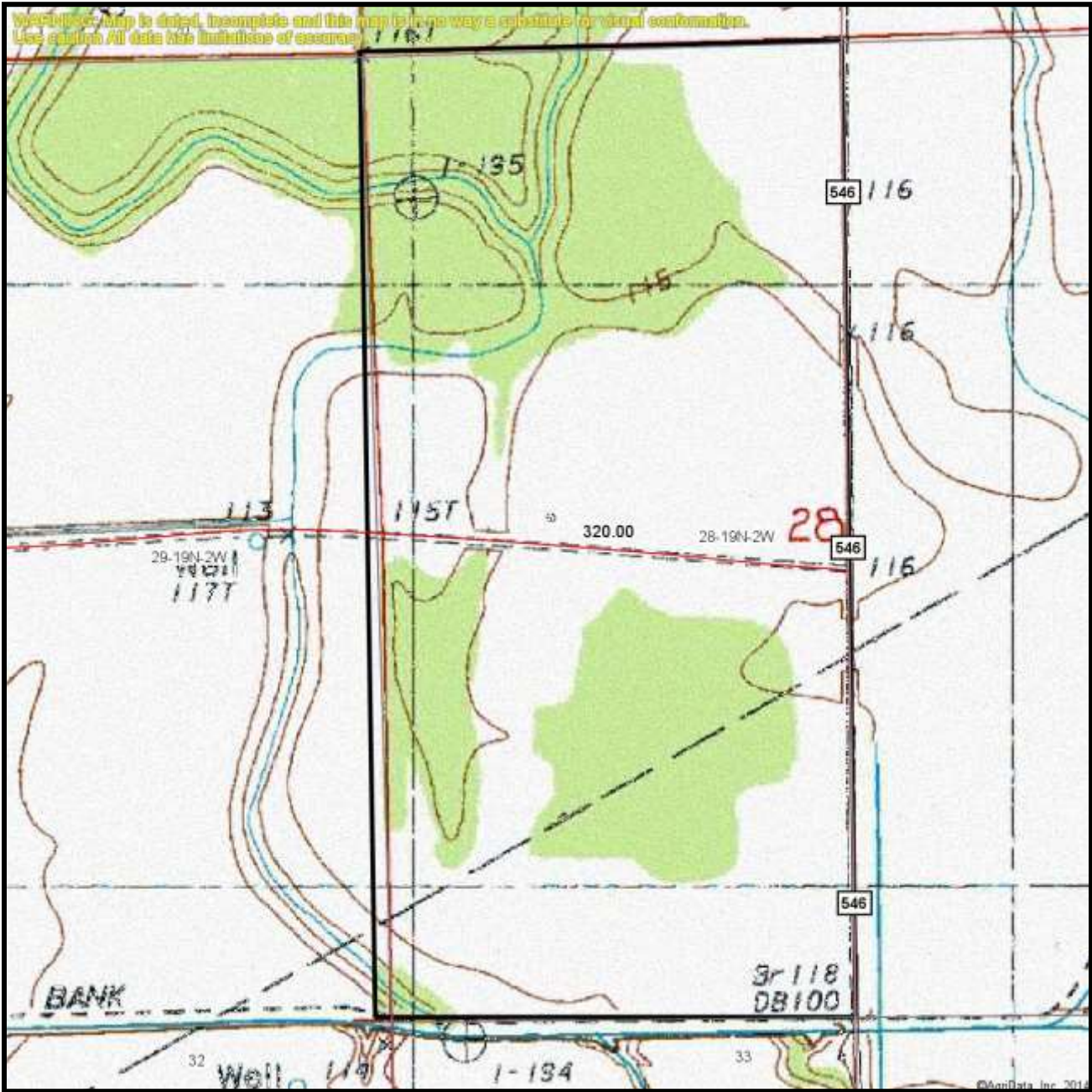
WARNING: Map is dated, incomplete and this map is in no way a substitute for visual confirmation. Use caution. All data has limitations of accuracy.



**Aerial Map**



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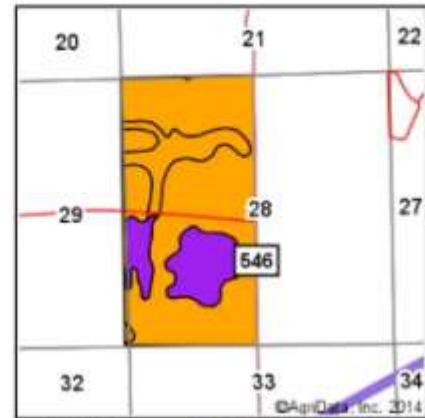
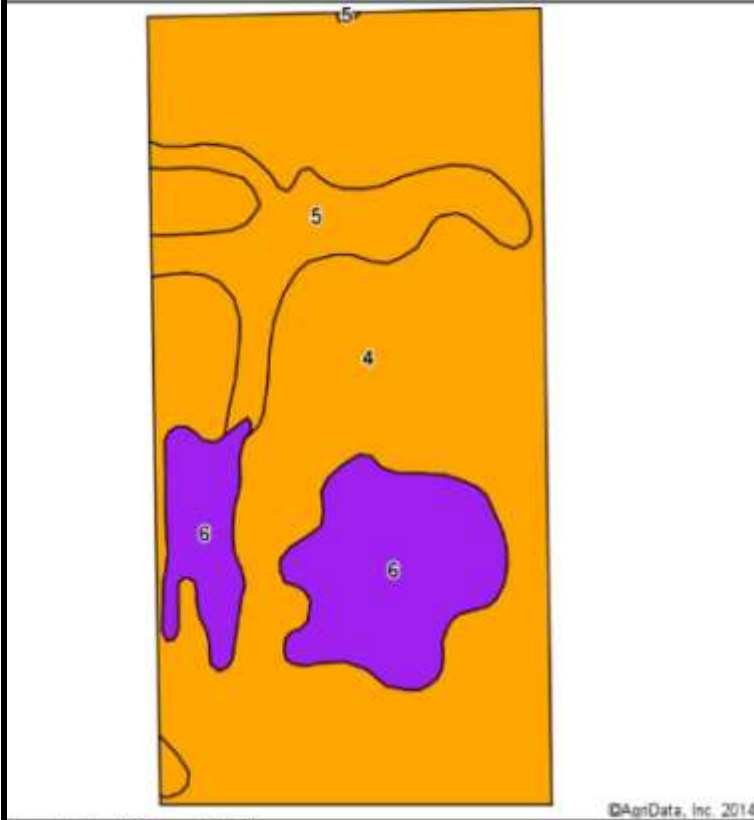


Topographical Map



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# Soil Map



State: **Mississippi**  
 County: **Leflore**  
 Location: **28-19N-2W**  
 Township: **District 4**  
 Acres: **320**  
 Date: **11/11/2014**



Map provided by USDA and NRCS.

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Symbol: MS083, Soil Area Version: 11

Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Cotton lint	Improved bermudagrass	Rice	Rice Irrigated	Soybeans	Tall fescue	Tall fescue Irrigated	Wheat	W
ligator clay, 0 1 percent opes	232.72	72.7%		Illw	6.5	600		9	7.5	130	35	9	45	45
ligator clay, opressional	52.31	16.3%		Vw	4.2									
ligator clay, 1 3 percent opes	34.97	10.9%		Ille	6.5	550		9	6		30	9	45	47
<b>Weighted Average</b>					<b>6.1</b>	<b>496.5</b>		<b>7.5</b>	<b>6.1</b>	<b>94.5</b>	<b>28.7</b>	<b>7.5</b>	<b>37.6</b>	<b>37.9</b>

## Soil Map



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## Directional Map

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