



**130 South Whitworth Avenue  
P. O. Box 868  
Brookhaven, MS 39602  
(601) 833-1771/FAX (601) 833-1774**

**Prospective Land Purchaser:**

**Congratulations,** Whether it's for work or play, an investment opportunity, a location for a perfect getaway or future home site; you've taken the first step towards purchasing and owning a piece of land in South Mississippi. South Mississippi timberland is an excellent investment and a good way to diversify your portfolio. Over the past 10 years timberland in South Mississippi has increased in value at an 8% return based our annual land value study and when you consider that the annual timber growth rate is 4% or better, then the average for land with growing timber is 12% annually based on ten years of historical data.

We at Southern AgCredit have specialized in financing rural land in South Mississippi for over 90 years and we look forward assisting you and providing the best financing package to meet your needs. Our maximum loan to value is 80%. The lower your loan to value may be considered for a reduction in your rate and also our risk.

Below are our current terms and rates as of August 3, 2010:

	20/30 year term	15 year	10 year	7 year
Variable/1 yr	3.60	3.60	3.60	3.60
2 year fixed	4.00	4.00	4.00	4.00
3 year fixed	4.20	4.15	4.10	4.10
4 year fixed	4.50	4.50	4.40	4.30
5 year fixed	5.00	4.75	4.60	4.50
7 year fixed	5.40	5.20	5.00	5.00

These rates will change each Tuesday. We typically charge a 1% origination fee that covers all of our closing cost including the appraisal and may even cover the attorney fee to close depending on the attorney. A loan application may be found at our website [www.southernagcredit.com](http://www.southernagcredit.com) or I will be glad to email to you an application packet using excel.

Southern AgCredit is a private cooperative. We deduct from the loan proceeds \$1,000 in stock. As a stockholder in our cooperative you will participate in our annual patronage program which we have been averaging a 50 basis point dividend return annually. The link to this past year's patronage payment is [http://www.southernagcredit.com/press02\\_22\\_10.htm](http://www.southernagcredit.com/press02_22_10.htm).

If you have any questions, please contact me.

Sincerely,  
Gary A. Blair  
Vice President/Relationship Manager