



Andrews Farm – Sold

641 acres



**OFFERED BY:
RUTLEDGE INVESTMENT COMPANY
5160 SANDERLIN, SUITE ONE
MEMPHIS, TN 38117
(901) 766-9041**

Category: Sold

Price: \$ 3,125,000

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Area: 641 acres

Type: Cropland

Description:

The Andrews farm is a 668 acre (640.9 in cultivation) rice, corn, soybeans, and wheat farm located 2 miles northwest of Shaw Mississippi. 475 acres of the farm has been precision leveled and the balance is land formed and capable of watering down the row. It is a mixed soils farm with a history of raising corn, cotton, rice, and soybeans.

Location:

The Andrews farm is located in Bolivar County Mississippi, 2 miles northwest of Shaw. It has an excellent road frontage on Gebert and Litton roads.

Lease:

Owner will lease the farm.

Improvements:

7 Irrigation Wells Insulated 60 x 40 shop with concrete floors.

Price:

Call for Price

Financing:

Rutledge Investment Company offers competitive financing for qualified borrowers.

Showing:

By appointment only. For appointment please contact:

Gwin Smith or Stephen Rainer

5160 Sanderlin Avenue, Suite One

Memphis, TN 38117

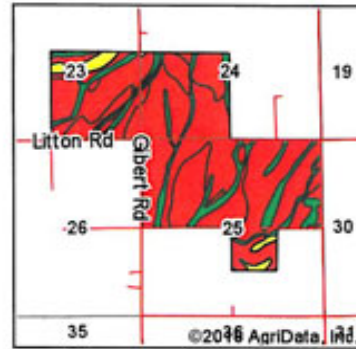
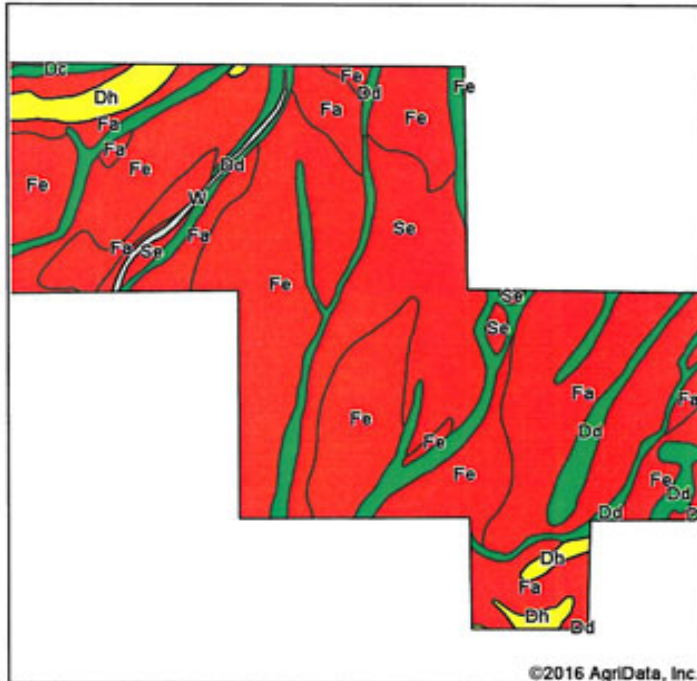
(901) 766-9041

Email: gwin@rutledgeinvestment.com

stephen@rutledgeinvestment.com

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Soils Map



State: **Mississippi**
 County: **Bolivar**
 Location: **25-21N-6W**
 Township: **District 5**
 Acres: **678.11**
 Date: **2/27/2016**



Soils data provided by USDA and NRCS.

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Area Symbol: MS011, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Cotton
Fe	Foresdale silty clay loam, 0 to 3 percent slopes	281.15	41.5%		llhw	70	49	46	70
Fa	Foresdale silt loam, 0 to 3 percent slopes	180.79	26.7%		llhw	70	49	46	70
Se	Sharkey silty clay, 0.5 to 3 percent slopes	92.71	13.7%		llle	55	33	42	55
Dd	Dowling soils, overwash phases (sharkey)	50.94	7.5%		Vw	43	4	43	15
Dc	Dowling clay (sharkey)	45.21	6.7%		Vw	40	4	40	13
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	22.92	3.4%		lle	88	49	54	88
W	Water	4.39	0.6%			0	0	0	0
Weighted Average						*n 64.1	*n 40.1	*n 44.8	*n 60.2

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*n: NCCPI updated on 1-25-2016

*c: Using Capabilities Class Dominant Condition Aggregation Method

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