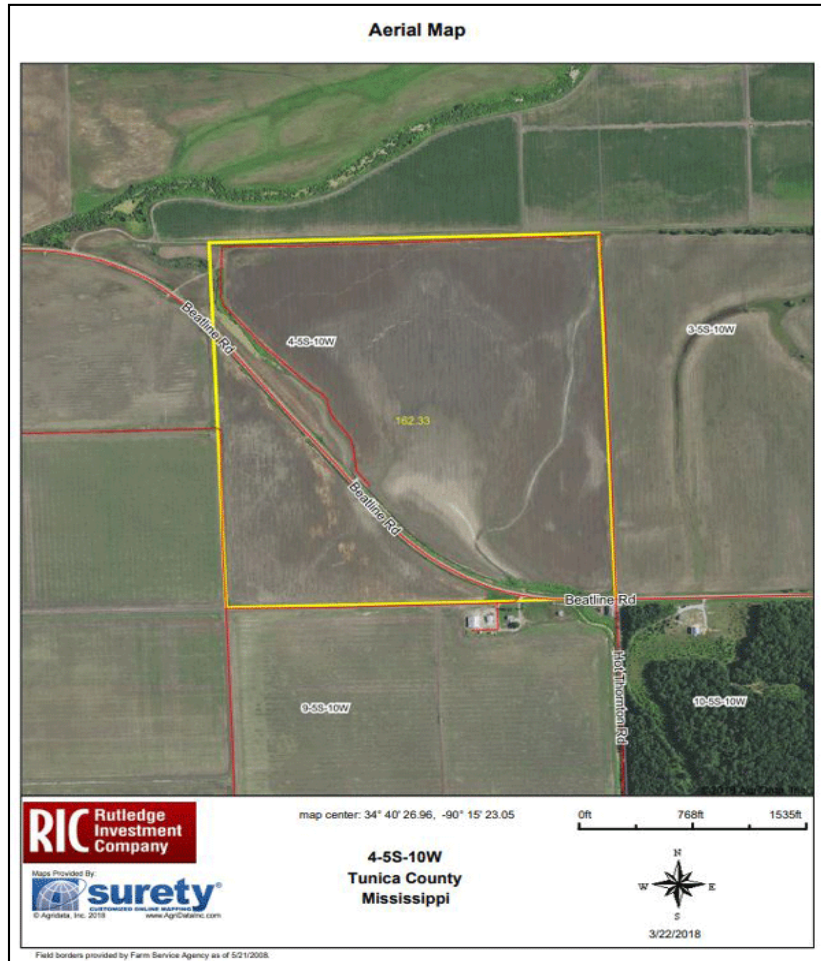




Beatline Tract (Owner/Agent)

160 acres



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

Category: Sold

Price: \$ 480,000

Beatline Tract (Owner/Agent)

Area: 160 acres

Type: Cropland

Description:

The Beatline Farm is a 160 acre total, 153 cultivated acre, non-irrigated farm. It's located in an excellent farming community near Tunica, Mississippi. The farm is well known in the area for being an excellent duck hole. 2017-2018 duck season the property had a lot of ducks and geese, however, the owners did not have a blind or pit so they were difficult to hunt. The owners have had a topographical survey done for potential land leveling and it would require roughly 500 yards per acre. Cut sheets are available upon request. This farm would be an excellent farm to develop for good rental income and duck hunting.

Location

The farm is split by Beatline Rd. There are 116.66 cultivated acres on the Northeast side of the road, and 36.45 on the Southwest side. The farm is 6.5 miles East of Tunica and 30 miles south of Memphis. Beatline is a blacktop road giving the farm excellent access.

Lease:

The farm currently is not under farm lease. The owners are deciding whether to sell or precision level the land. The previous 2 years the farm rented for \$100 per acre

Soils:

Soils are 100% sharkey clay. This farm if leveled would be suitable for a rice and beans rotation.

Price:

\$500,000.00 or \$3,125 per tillable acre

Showing:

By appointment only. For appointment please contact.

Gwin, Shelby, Or Stephen

Rainer Realty Company and Rutledge Investment Company

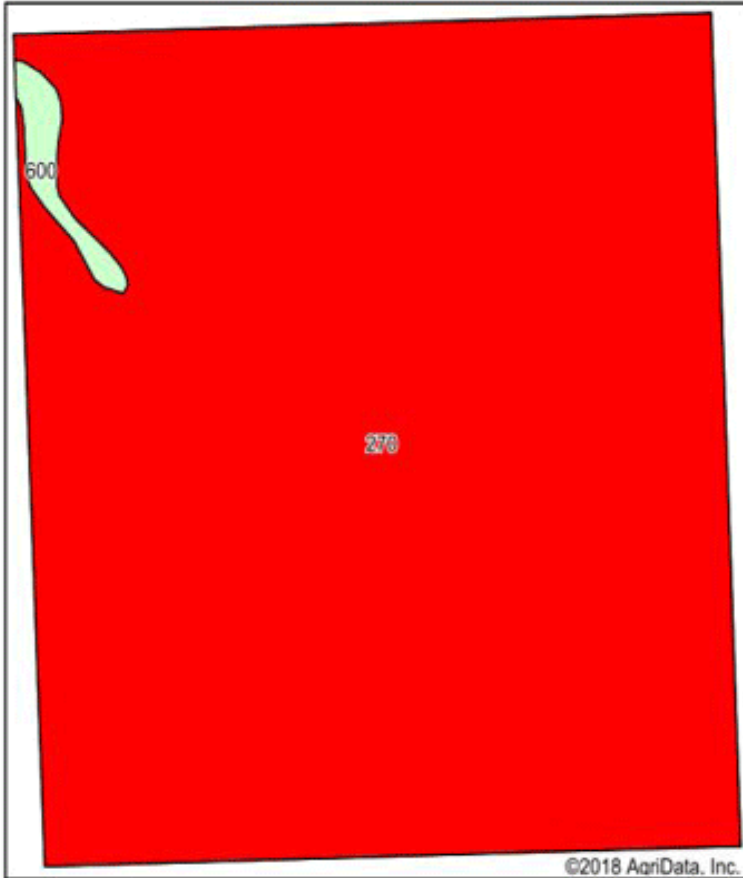
5160 Sanderlin Ave Suite One

Memphis, Tennessee 38117

901-766-9041

Beatline Tract (Owner/Agent)

Soils Map



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Tunica**
 Location: **4-5S-10W**
 Township: **District 2**
 Acres: **162.33**
 Date: **3/22/2018**



Maps Provided By:



Area Symbol: MS143, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	160.38	98.8%		Illw	44	14	37	44
600	Water	1.95	1.2%				0	0	0
Weighted Average						43.5	13.8	36.6	43.5

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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