



Bowdre Place – Sold

8000 acres



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

Category: Sold

Price: \$ 60,000,000

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Area: 8000 acres

Type: Cropland

Description

The Bowdre Place property, which has been in the C.P. Owen family for several generations, consists of 8,059.2 acres of farm and development land in the north Mississippi Delta near Tunica and Robinsonville, MS. This is a premier Mississippi Delta investment grade property with an outstanding past and very promising future. It not only consists of some of the highest quality productive farmland in the south, but due to its prime location, it has a solid history of commercial and industrial development. Over the past 20 years, portions of Bowdre Place have been sold and developed for an array of projects. Projects include hotels, convenience stores, a golf course and fitness center, bank locations, a medical clinic, a US post office, apartment buildings, a residential subdivision, a large manufacturing plant, and numerous billboards. Additionally, a new Chinese owned automotive plant is now under construction on adjacent land which was previously part of Bowdre Place. A large portion of the property (2100 +/- acres) is in the Entergy Mississippi Premiere Site (Megasite) <http://mississippisiteselection.com>. This site has been fully certified and approved as a Megasite. The site has been marketed and will continue to be marketed worldwide to various automotive and other manufacturers by the Tunica Mississippi Chamber and Economic Development Foundation and Mississippi Development Authority. Information and maps of this site are included in this sales brochure. The Megasite and several of the tracts have water, sewer and fiber optic facilities to the site. The site is served by Atmos Energy (natural gas), Entergy (electricity), Comcast and AT&T (fiber optics). Additionally, there is a main line Entergy electric transmission line and a high capacity Texas Gas natural gas transport pipeline crossing the Robinsonville Tract. All these utilities and the superior transportation and location advantages led to the selection of this location as a Megasite.

Location

The Bowdre Place Farm is one of the best located, if not THE best, located large acreage in the Mississippi Delta. It is in several geographically separate tracts, but the main body of the property is located at the intersection of US Highway 61 and Mississippi Highway 304 at Robinsonville, MS. It is approximately 15 miles south of Memphis, Tennessee and is bisected and bounded by US Highway 61 and Mississippi Highway 304. It is 3 miles west of US Interstate 69 and 15 miles west of US Interstate 55. Eventually, Interstate 69 will traverse through the main body of the property and provide access points in several locations. There are numerous county asphalt roads crossing various portions of the property which provide excellent access throughout the property. In addition to excellent vehicular access, high quality air, rail and water transportation are all located nearby. Memphis is a major transportation hub, and the Memphis International airport is 24 miles north and an easy 30 minute drive. Additionally, the nearby Tunica Municipal Airport (6 miles south) is one of the busiest airports in Mississippi. It has an 8,500' runway and provides limited daily jet service through Republic Airlines and Harrah's casino. The Canadian National Railway is 3 miles east of the Megasite and forms the west boundary of the Banks Tract. Plans and location for a railroad spur to the Megasite are shown in some of the exhibits. The International Port of Memphis is 24 miles north and is the second largest inland port on the shallow draft portion of the Mississippi River, and the 4th largest inland Port in the United States. This is one of the best farming communities in Mississippi. The farming tenant pool is very strong and there are several equipment dealers, chemical suppliers, cotton gins, and grain elevators within fifteen minutes of every tract of the property. One would be hard pressed to find a farm with a better location for both farming and development.

Improvements

Improvements include a cotton gin, a 200,000 bushel grain elevator, a shop building, 2 manager's houses, 7 labor

houses, a 6 unit residential rental property, an office and 15 advertising billboard structures. With the exception of the 6 unit rental property, which is leased to tenants, all of the improvements are currently in use by the owner. The owner cut way back on cotton production in 2013 and the cotton gin did not operate for the first time in many years. The billboards are managed by the owner through an operating company they own.

Total Acres 8,059
Crop Acres 7,662
Pivot Acres 2,200
Flood Acres 3,450

Rutledge Investment Company Offers Competitive Financing to qualified buyers.

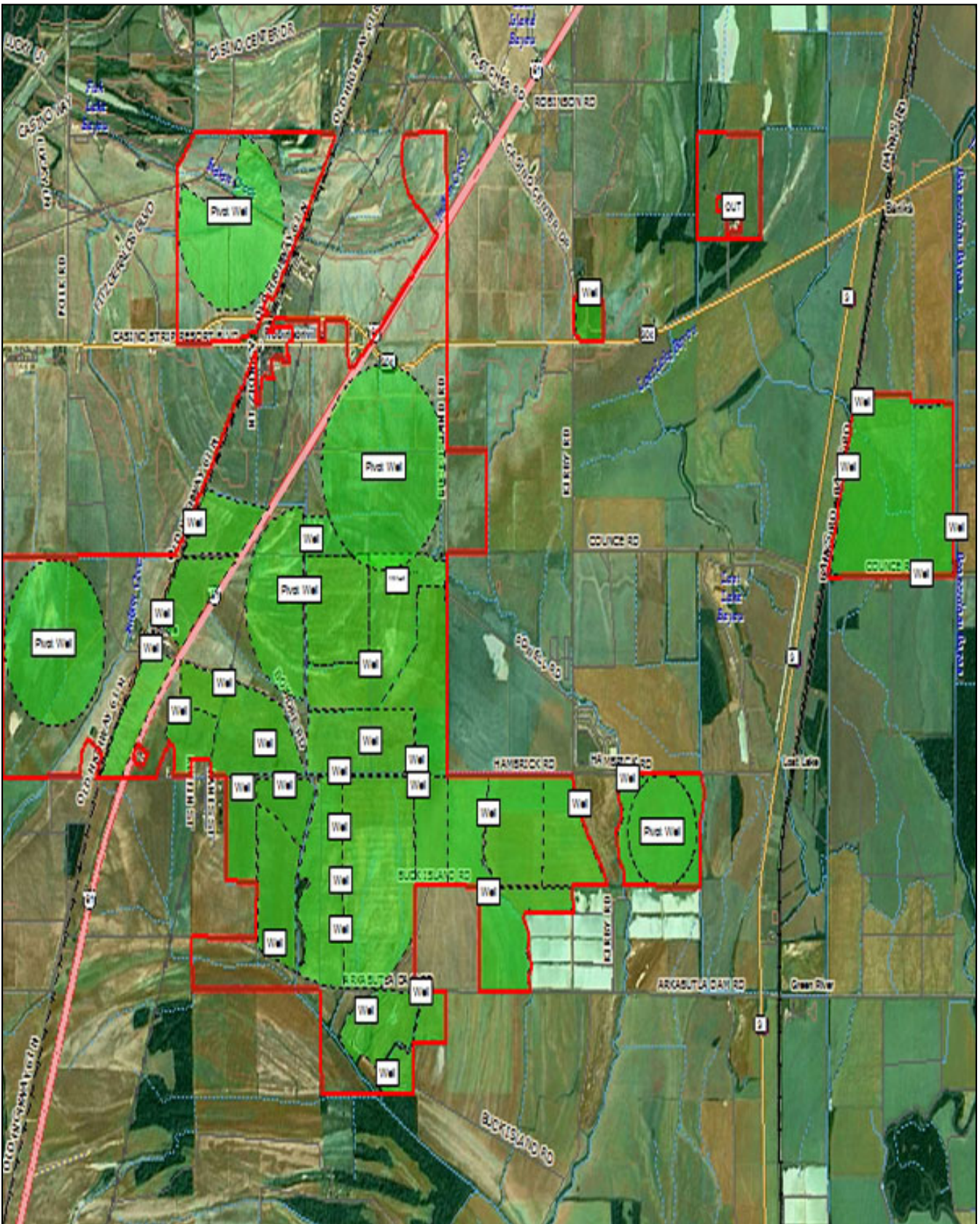
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