

***Barn Acres and Dooley Place  
Tunica, Tate and Desoto County, MS***

***2014 Acres***



***OFFERED BY  
RUTLEDGE INVESTMENT COMPANY  
AND  
RAINER REALTY COMPANY  
5160 SANDERLIN AVENUE  
SUITE ONE  
MEMPHIS, TENNESSEE 38117  
901-766-9041***

*Rutledge Investment and Rainer Realty Company are the Exclusive Agents for the property described herein.  
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Prospective buyers are urged to inspect the property and perform their own independent due diligence.  
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***Barn Acres and Dooley Place  
Tunica, Tate and Desoto County, MS***

***Description:*** *The Barn Acres and The Dooley Place farms consist of approximately 2,014 acres in 3 tracts in Tunica, Tate and Desoto County, MS. The property is partially irrigated and consist predominately of Class III soils with some Class II soils on the Barn Acres Tract.*

***Location:*** *The Barn Acres Tract is located in Tunica County along Mississippi Highway 304 and is bisected by Kirby Road, approximately 3 miles east of Robinsonville, MS. Barn Acres has two factories within ¼ mile of the property. This is a prime farming area and industrial and commercial development are possibilities.*

*The Dooley Place is located at the intersection of Mississippi Highway 3 and Beatline Road, a/k/a Private Dawson Road, 7 miles east of Tunica. This is an excellent farming area and access is very good.*

*The Tate County Tract is located on Moore Road, a county-maintained gravel road 10 miles northeast of Tunica near Pritchard. All of the tracts are located within 10 miles of each other and are less than one hour from Memphis, TN.*

***Acreage:*** *The Barn Acres tract is 981 total acres of which 905 acres are tillable. The Dooley Place tract is 816 total acres of which 756.19 cultivated acres. The Tate County Tract is 217 total acres, of which 180 acres are cultivated. The farm is partially irrigated by several irrigation wells. The farm is leased for 2019 for \$142 per acre. A copy of the lease is available upon request.*

***Soils:*** *Barn Acres soils are 67% Class III Sharkey clay and 29% Class II Commerce silt loam and Keyespoint silty clay.*

*Dooley Place soils are 95% Class III Sharkey Clay, Alligator Clay, and Tensas Silty clay loam.*

*Tate County Soils are 75% Class III Alligator Dowling association, and 12.7% Class II Collins Silt loam.*

***Topography:*** *Ranges from flat to slightly undulating. Portions of the property have had a topographic survey completed and that information is available upon request.*

***Improvements:*** *There are no buildings on the farm.*

**Sales Price:** \$8,000,000 or \$4,345 per cropland acre

**Possession:** At closing.

**Showing:** By appointment only. For appointment please contact.

Gwin Smith or Shelby Smith  
Rutledge Investment Company  
5160 Sanderlin Avenue  
Suite One  
Memphis, Tennessee 38117  
901-766-9041

[Barn Acres Interactive](#)

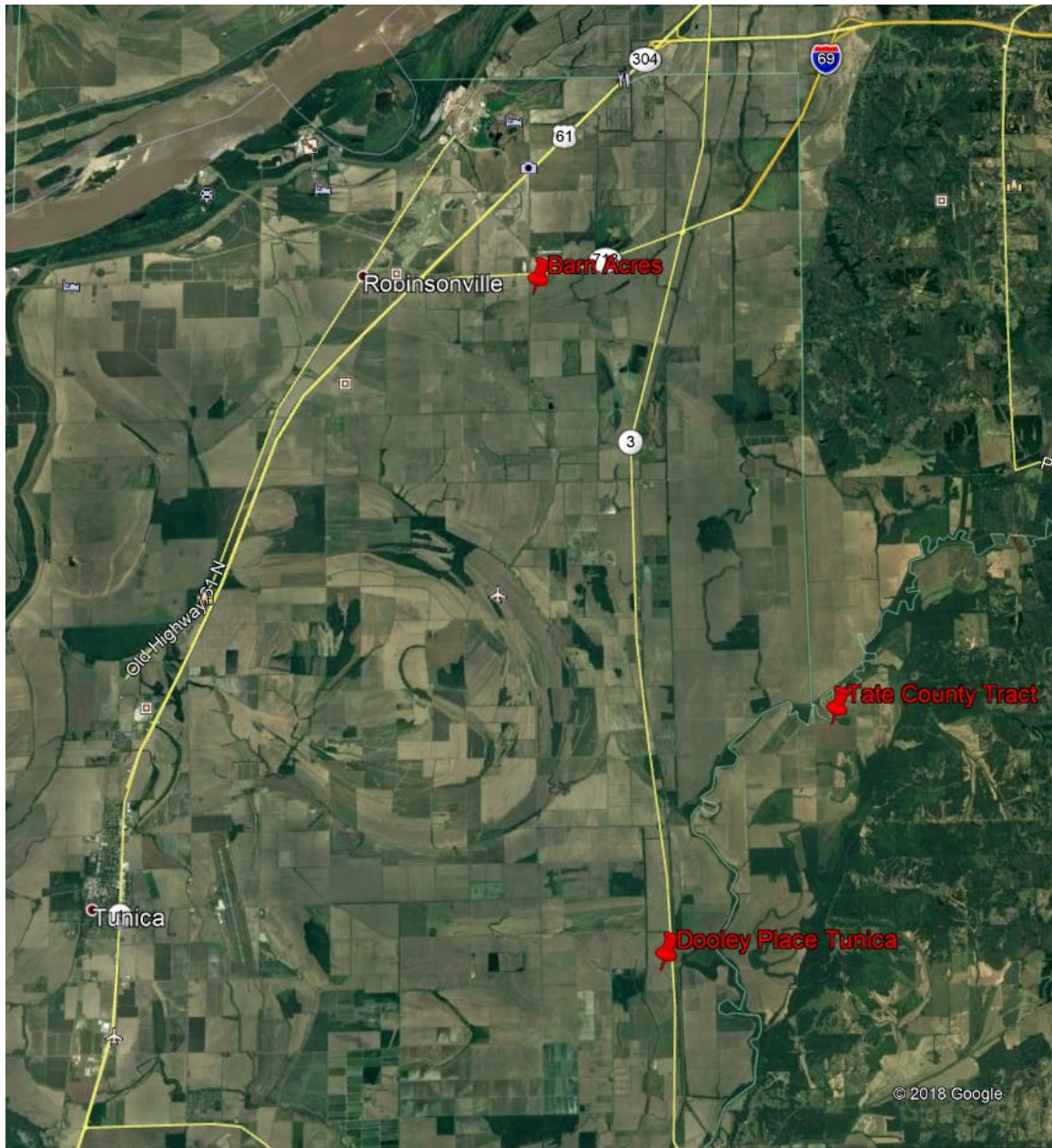
[Dooley Interactive](#)

[Tate County Interactive](#)

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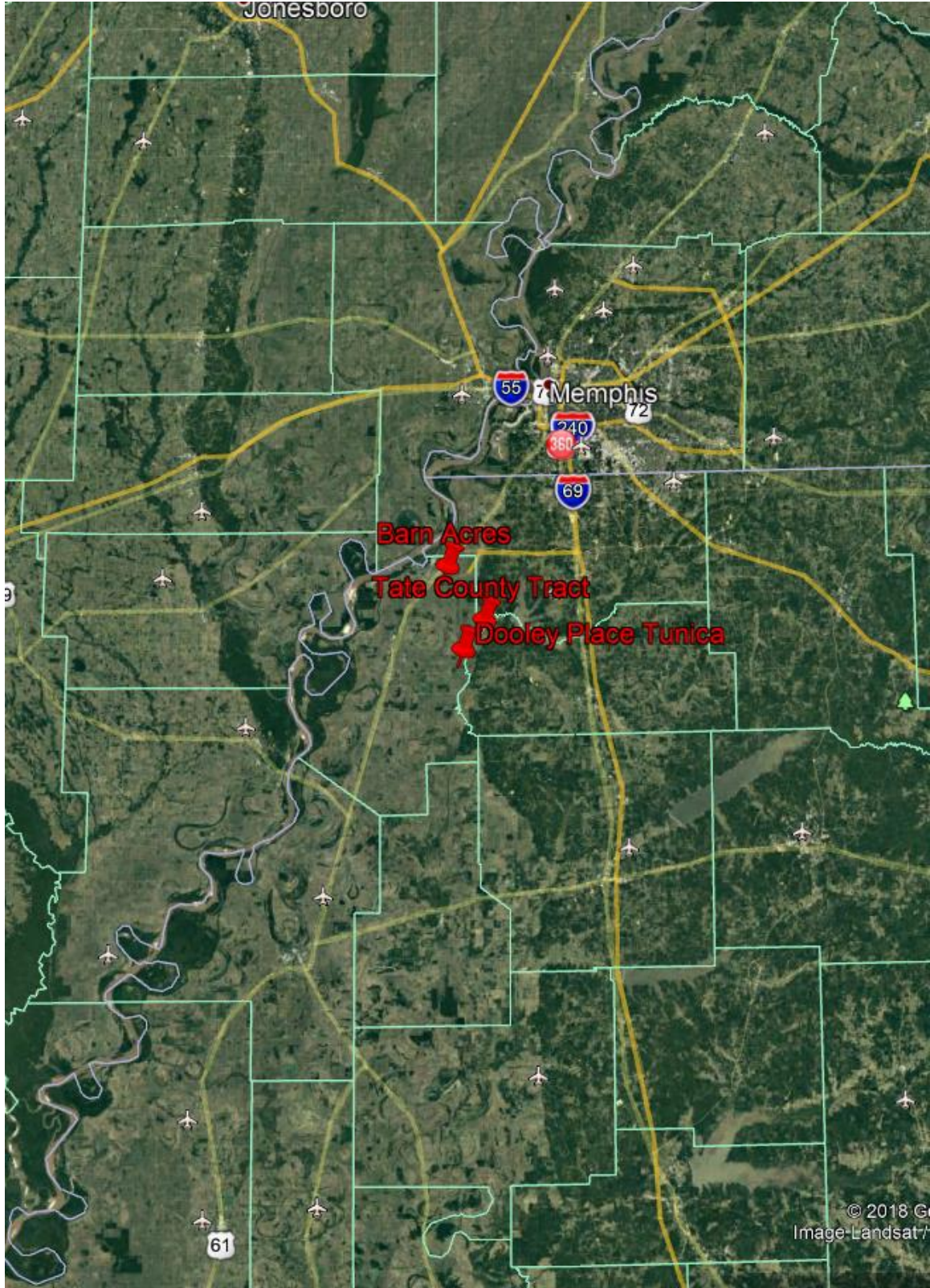
## TRACT LOCATION MAP



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## REGIONAL MAP



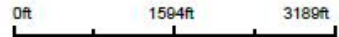
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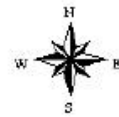
**BARN ACRES AERIAL**



map center: 34° 48' 51.93, -90° 16' 12.01



**21-3S-10W**  
**Tunica County**  
**Mississippi**

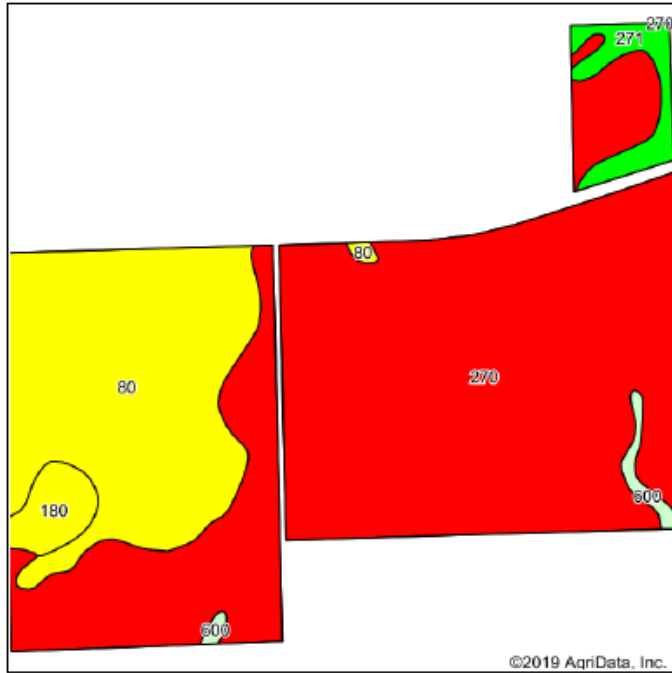


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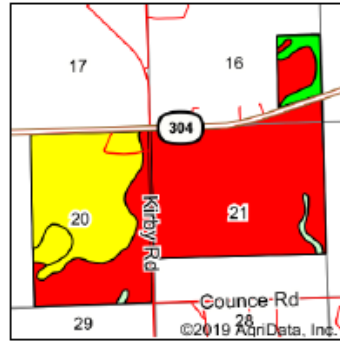
Field borders provided by Farm Service Agency as of 5/21/2008.

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## BARN ACRES SOILS



Soils data provided by USDA and NRCS.



State: **Mississippi**  
 County: **Tunica**  
 Location: **21-3S-10W**  
 Township: **District 1**  
 Acres: **957.38**  
 Date: **4/1/2019**



Area Symbol: MS143, Soil Area Version: 12

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 Soybeans	*n NCCPI Cotton
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	645.90	67.5%		IIIw	43	11	36	27	43
80	Commerce silt loam, 0 to 2 percent slopes	254.51	26.6%		IIw	83	61	67	71	83
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	26.05	2.7%		IVw	10	1	10	1	7
180	Keyespoint silty clay, 0 to 2 percent slopes	22.14	2.3%		IIw	61	49	57	47	61
600	Water	8.78	0.9%				0	0	0	0
<b>Weighted Average</b>						<b>*n 52.8</b>	<b>*n 24.8</b>	<b>*n 43.7</b>	<b>*n 38.2</b>	<b>*n 52.7</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

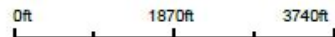
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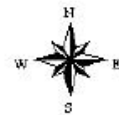
# DOOLEY PLACE AERIAL



map center: 34° 40' 9.19, -90° 14' 20.39



10-5S-10W  
Tunica County  
Mississippi



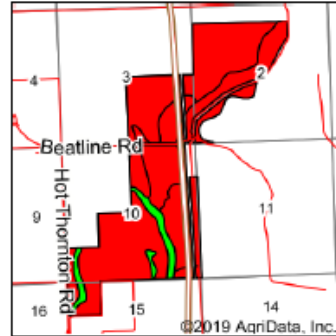
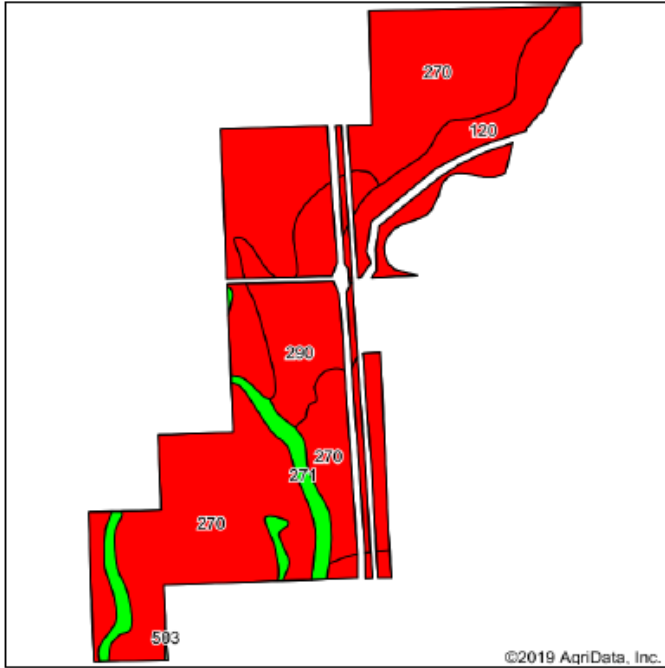
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## DOOLEY PLACE SOILS



**State:** Mississippi  
**County:** Tunica  
**Location:** 10-5S-10W  
**Township:** District 3  
**Acres:** 807.95  
**Date:** 4/1/2019



Soils data provided by USDA and NRCS.

Area Symbol: MS143, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Com	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	558.40	69.1%		IIIw	43	11	36	27	43
290	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	110.85	13.7%		IIIw	44	15	34	24	44
120	Tensas silty clay loam, 0 to 2 percent slopes	94.47	11.7%		IIIw	74	42	51	50	74
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	43.75	5.4%		IVw	10	1	10	1	7
503	Miscellaneous water	0.48	0.1%				0	0	0	0
<b>Weighted Average</b>						<b>*n 44.9</b>	<b>*n 14.6</b>	<b>*n 36.1</b>	<b>*n 27.9</b>	<b>*n 44.8</b>

\*n: The aggregation method is "Weighted Average using major components"

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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**TATE COUNTY AERIAL**



map center: 34° 43' 10.47, -90° 11' 44.6

0ft 702ft 1404ft

**RIC** Rutledge Investment Company

Map Provided By: **surety**  
CUSTOMIZED ONLINE MAPPING  
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**19-4S-9W**  
**Tate County**  
**Mississippi**

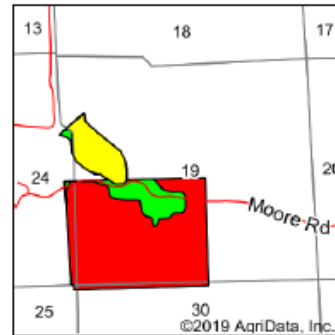
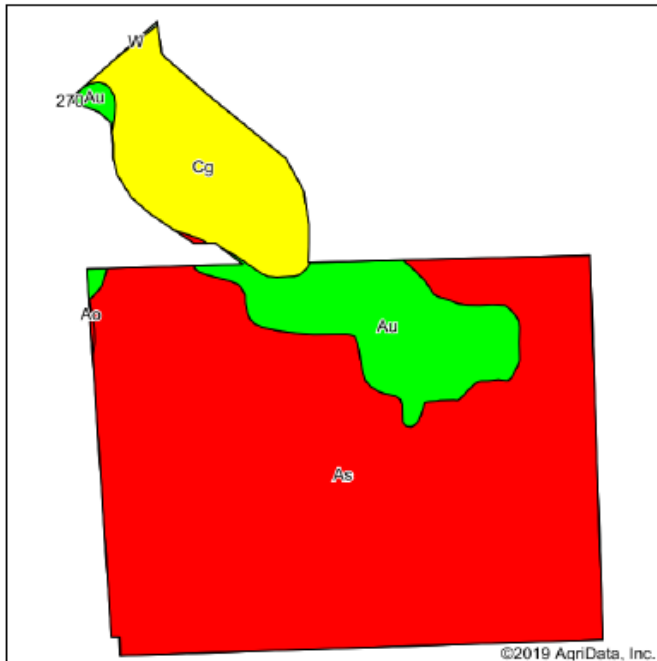
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## TATE COUNTY SOILS



**State:** Mississippi  
**County:** Tate  
**Location:** 19-4S-9W  
**Township:** District 2  
**Acres:** 218.16  
**Date:** 4/1/2019



Soils data provided by USDA and NRCS.

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Area Symbol: MS033, Soil Area Version: 17  
 Area Symbol: MS137, Soil Area Version: 13  
 Area Symbol: MS143, Soil Area Version: 12

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 Soybeans	*n NCCPI Cotton
As	Alligator-Dowling association (alligator, alligator)	164.12	75.2%		IIIe	45	15	35	13	45
Cg	Collins silt loam (adler)	27.68	12.7%		IIw	85	63	55	58	85
Au	Arkabutla silty clay loam	26.15	12.0%		IVw	75	33	47	31	75
Av	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	0.13	0.1%		IIIw	44	15	34	24	44
W	Water	0.08	0.0%				0	0	0	0
<b>Weighted Average</b>						<b>*n 53.7</b>	<b>*n 23.2</b>	<b>*n 39</b>	<b>*n 20.9</b>	<b>*n 53.7</b>

1: The aggregation method is "Weighted Average using major components"

2: Using Capabilities Class Dominant Condition Aggregation Method

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