



Cypress Lake – Sold

538 acres



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

Category: Sold

Price: \$ 2,152,000

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Area: 538 acres

Type: Cropland

Description:

Cypress Lake is a cotton and grain farm located in a strong farming community. A significant portion of the cropland is irrigated by three center pivot irrigation systems and is well suited to cotton production. Two of the pivots are situated on the property and one is on adjacent property. All three pivots are owned by the farming tenant.

Location:

The property is located in Tunica County, Mississippi between Tunica and Clarksdale. The farm is situated 0.60 miles west of U.S. Highway 61 at the community of Dundee. It is within an easy one hour drive of Memphis. Access is by county asphalt roads that bound and bisect the farm.

Improvements:

None – Pivots and wells owned by the tenant

Taxes:

Approximately \$2 per acre

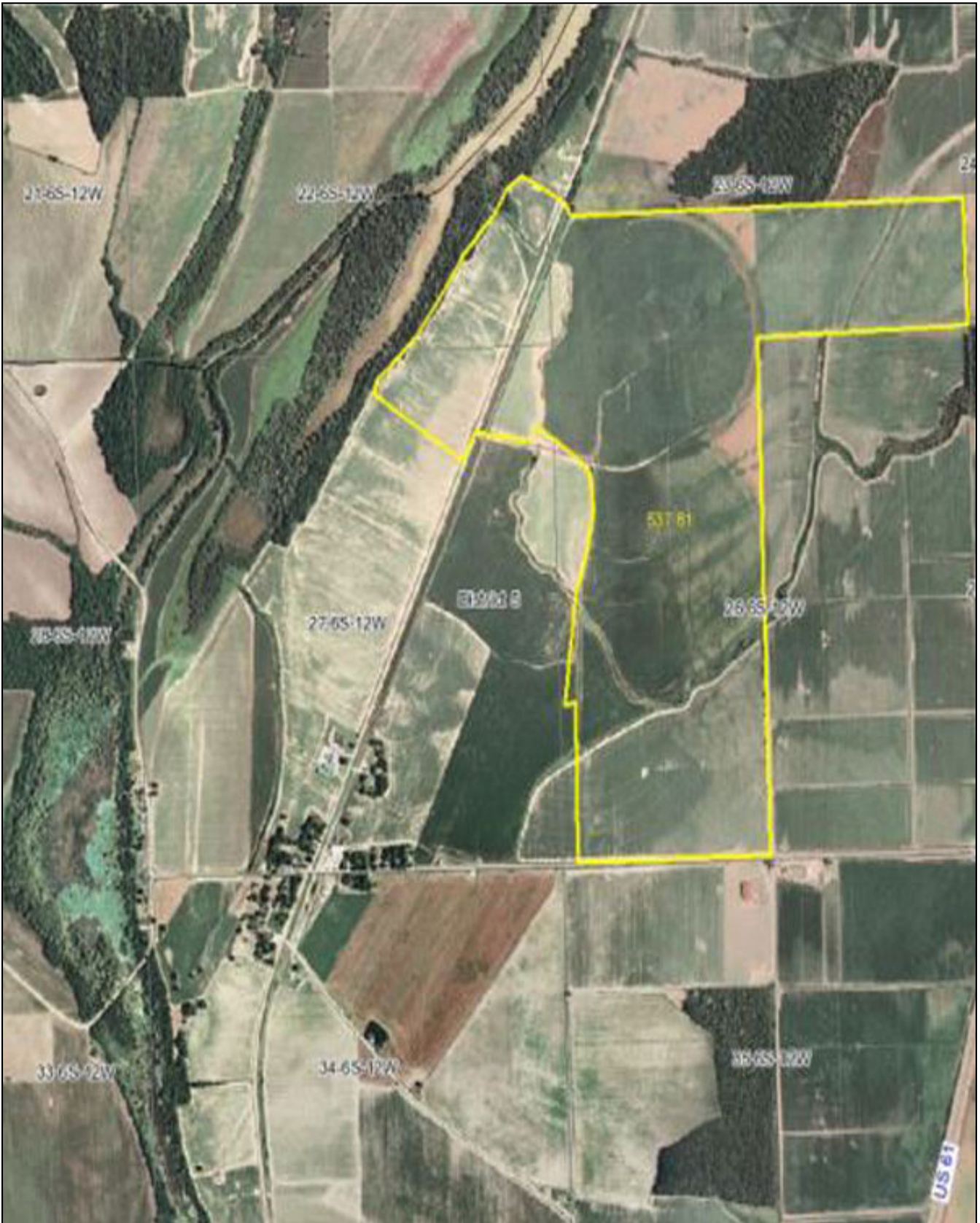
Financing:

Cash at closing

Showing:

By appointment only. For appointment please contact:
Gwin Smith or Stephen Rainer
Rutledge Investment Company
5160 Sanderlin Avenue Suite One
Memphis, Tennessee 38117
(901) 766-9041

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