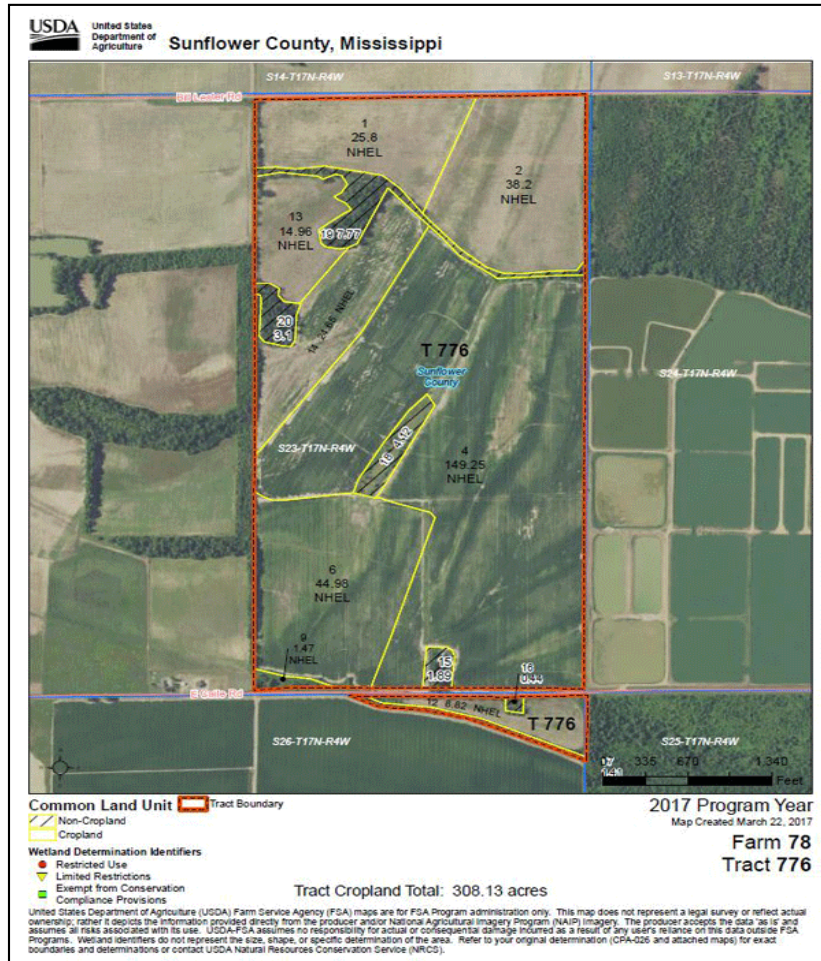




# Cypress Ridge Place

## 334 acres



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

**Category: Sold**

**Price: \$ 1,386,000**

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## Cypress Ridge Place

**Area:** 334 acres

**Type:** Cropland

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### **Description**

Cypress Ridge Place is 333.5 total acres 308 tillable. The property has two wells and is irrigated by a towable pivot; however, the pivot is owned by the current tenant. The soils are primarily made up of Class III Forestdale silt loam and silt clay loam, as well as Dundee very fine sandy loam and Dundee silt loam. The remaining soils are Alligator clays and Dowling clay. The farm is situated in an excellent farming community with a quality tenant base

### **Location**

The farm is located at the community of Caile, MS, 10 miles south of Indianola and 10 miles northwest of Belzoni. Access to the property is by East Caile Rd at the south end of the property and Bill Lester Rd at the north End.

### **Price**

\$1,386,000 or \$4,500 per tillable acre.

### **Showing**

By appointment only. For appointment please contact.

Gwin, Stephen or Shelby

Rainer Realty Company and Rutledge Investment Company

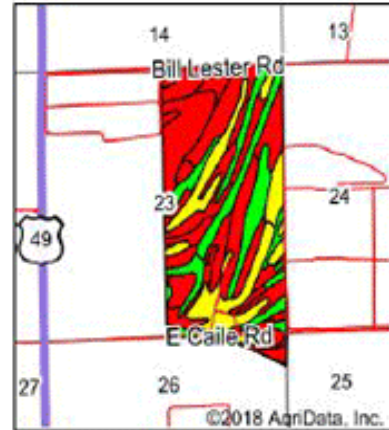
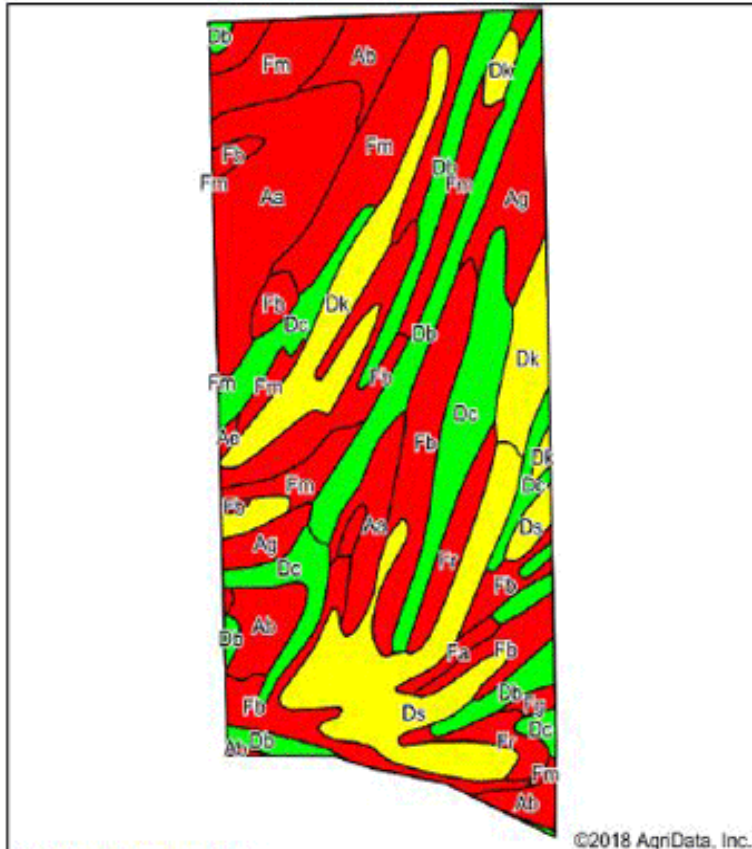
5160 Sanderlin Avenue Suite One

Memphis, Tennessee 38117

901-766-9041

# Cypress Ridge Place

## Soils Map



State: **Mississippi**  
 County: **Sunflower**  
 Location: **23-17N-4W**  
 Township: **District 1**  
 Acres: **334.8**  
 Date: **2/8/2018**



Area Symbol: MS133, Soil Area Version: 12

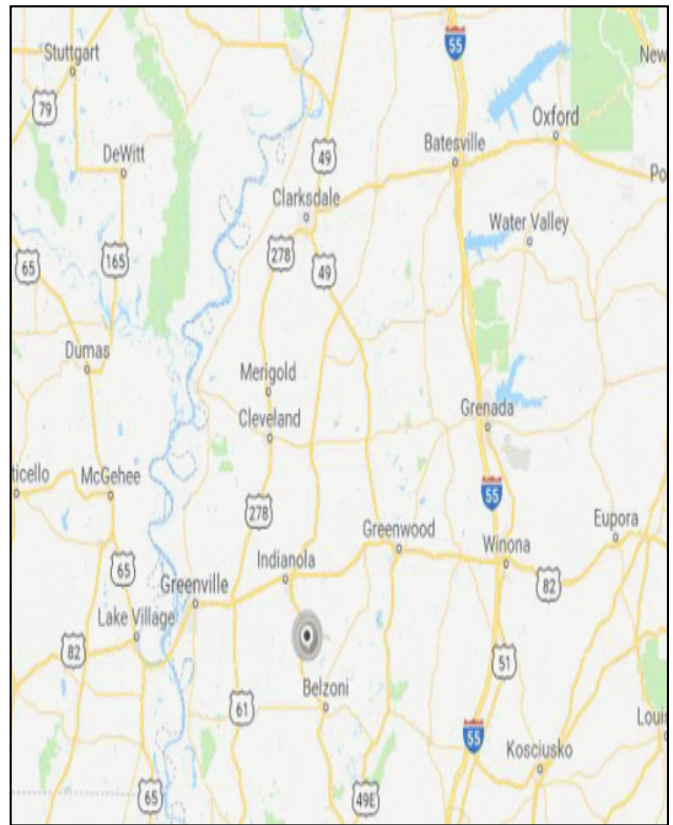
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class 'c	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	54.82	16.4%		IIIw	70	49	46	70
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	47.79	14.3%		IIIw	70	49	46	70
Aa	Alligator clay, 0 to 0.5 percent slopes	40.47	12.1%		IIIw	54	30	37	54
Dc	Dowling soils, overwash phases (sharkey)	38.86	11.6%		IVw	56	34	43	56
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	36.16	10.8%		IIe	85	55	55	85
Db	Dowling clay (sharkey)	33.91	10.1%		Vw	40	4	40	13
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	32.86	9.8%		IIe	86	48	54	86
Ab	Alligator clay, 0.5 to 3 percent slopes	17.51	5.2%		IIIe	53	29	36	53
Ag	Alligator silty clay, 0.5 to 3 percent slopes	17.22	5.1%		IIIe	53	29	36	53
Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	11.10	3.3%		IIIw	70	50	47	70
Fa	Forestdale silt loam, 0 to 0.5 percent slopes	2.22	0.7%		IIIw	69	49	46	69
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	1.23	0.4%		IIIw	70	49	46	70
Ae	Alligator silty clay, 0 to 0.5 percent slopes	0.65	0.2%		IIIw	53	29	36	53
<b>Weighted Average</b>						<b>64.8</b>	<b>38.9</b>	<b>44.7</b>	<b>62.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

# Cypress Ridge Place

Conservation	Conservation	Cropland	Double Cropped	MPL	Plant Election	EWP	DCP Ag. Related Activity
0.00	0.00	307.24	0.00	0.00		0.00	0.00
Crop Election Choice							
ARC Individual	ARC County			Price Loss Coverage			
None	WHEAT, OATS, FLAX, CORN, SORGH, SUNFL, SFLWR, SOYBN, BARLY, RAPE, MUSTD, SESME, CANOL, CRAMB, SML-CHKP, LRG-CHKP, PEAS, LENTL			PNUTS, RICE-LOR, RICE-MOR			
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	CTAP Yield	PLC Yield	HP		
Generic	164.30	0.00	663	0			
Com	99.67	0.00	0	86			
Soybeans	33.23	0.00	0	38			
<b>TOTAL</b>	<b>297.20</b>	<b>0.00</b>					
NOTES							
Tract Information							
Tract Number	: 776						
Description	: G24 S23.26,T17N,R4W						
BIA Unit Range Number	:						
HEL Status	: NHEL: No agricultural commodity planted on undetermined fields						
Wetland Status	: Tract contains a wetland or farmed wetland						
WL Violations	: None						
Owners	: CYPRESS RIDGE PLACE LP						
Other Producers	: None						



Rutledge Investment Company and Rainer Realty are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Rutledge Investment Company, Rainer Realty, and its agents assume no liability as to errors, omissions or investment results.