



Eaton Deadening Plantation South

283 acres



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

Category: Sold

Price: \$ 1,200,000

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Area: 283 acres

Type:

Description:

Eaton Deadening Plantation is a quality cotton and grain farm situated in an excellent farming community. The farm is partially irrigated by two wells. It consists of 283.26 total acres of which 238.5 are cultivated, 80% of which are irrigated by 2 irrigation wells.

Location:

The property is located approximately 7 miles east of Inverness and 3 miles west of Swiftown, MS. It is adjacent to the Sky Lake Wildlife Management Area (WMA). It is known for its excellent duck and deer hunting.

Topography:

The topography ranges mostly level. All but 2 fields are row watered. Some land leveling has been done over the years, but no precision leveling. The northern 38-acre field is relatively flat, but not irrigated and not leveled. With land leveling and an irrigation well, it could easily be irrigated. This would increase the irrigation percentage to 98%. Additionally, underground pipe at several locations would improve the efficiency and really make a nice irrigated farm.

Financing:

Rutledge Investment Company Offers competitive financing to qualified borrowers.

Showing:

By appointment only. For appointment please contact:

Gwin Smith, Stephen Rainer, and Shelby Smith

5160 Sanderlin Avenue, Suite One

Memphis, TN 38117

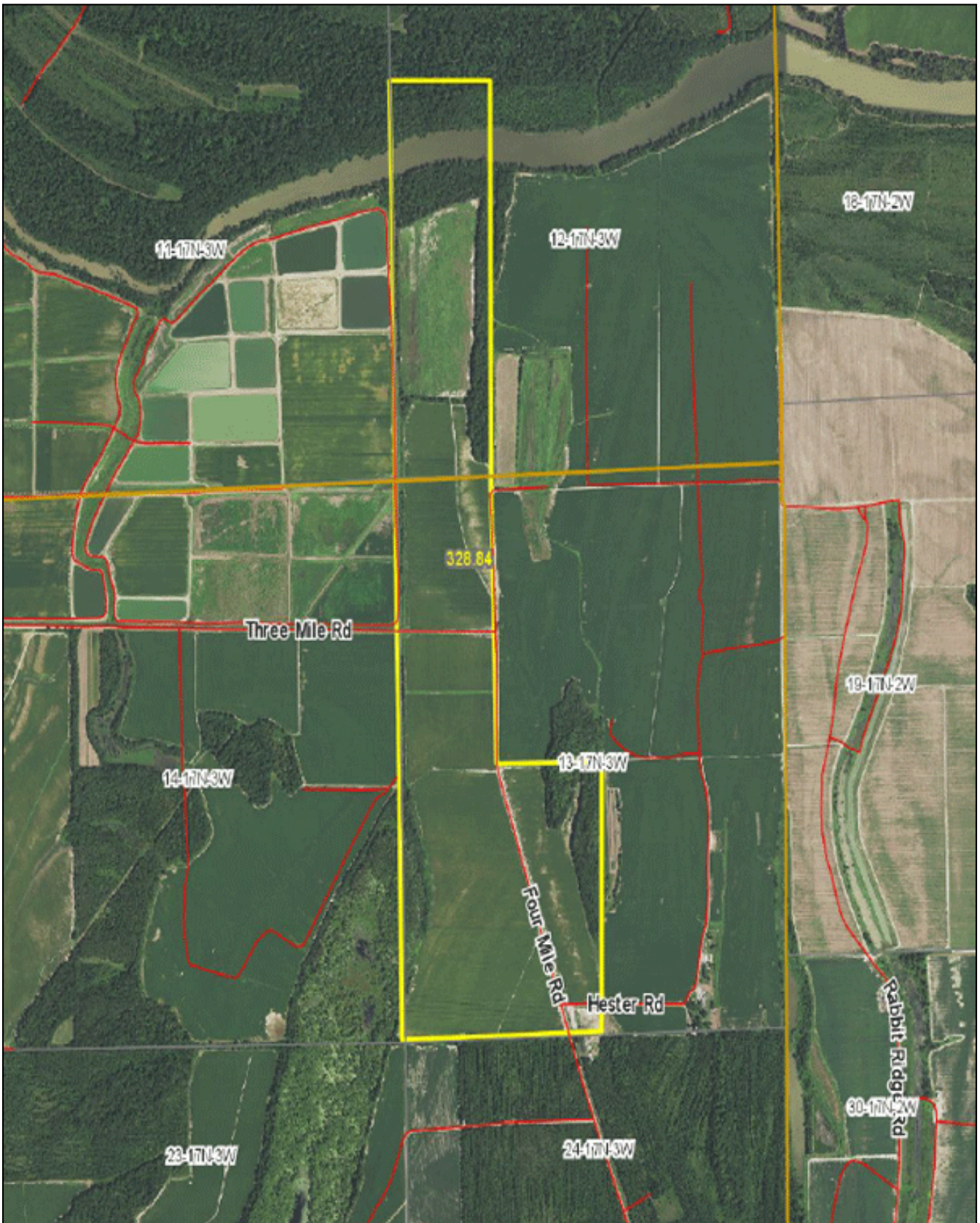
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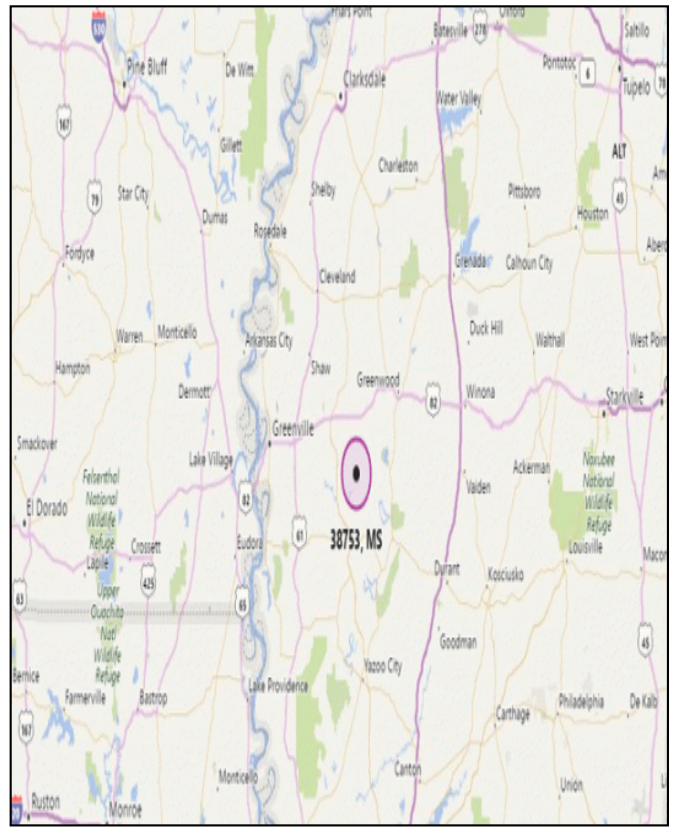
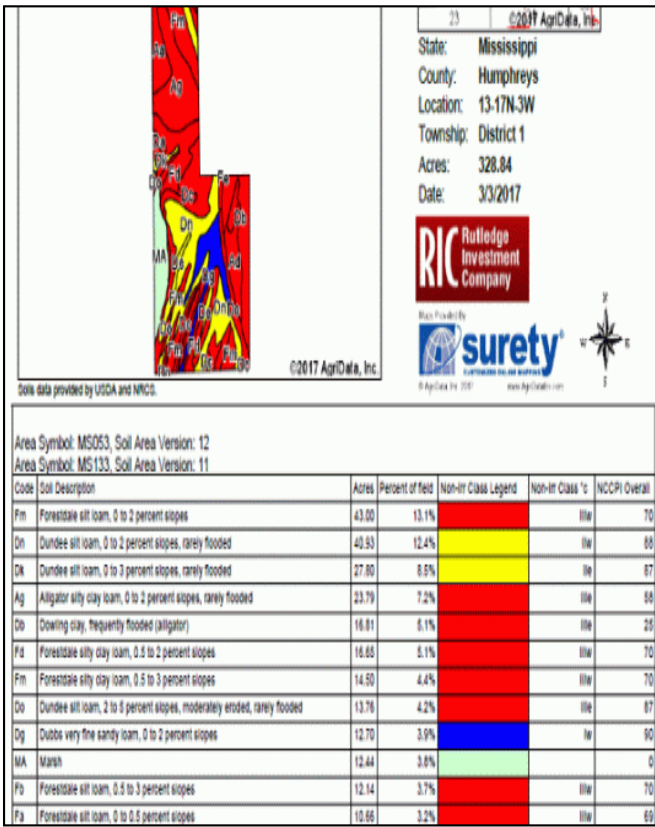
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Rutledge Investment Company and Rainer Realty are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers 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.

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