



Eggleston Sunflower – Sold

817 acres



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

Category: Sold

Price: \$ 3,575,000

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Area: 817 acres

Type: Cropland

Description:

The Eggleston Sunflower Farm is an 816.5 acre cotton, corn, rice, and soybean farm. The farm has 779.41 acres in cultivation which consists of 189.45 acres precision leveled, 270.4 acres can be furrow or flood irrigated but have not been precision leveled, 190 acres are irrigated by a 10 tower center-pivot, and the remaining 129.56 acres are non-irrigated. Water on the farm is provided by 6 irrigation wells and is delivered by a series of pipes, risers, and the center pivot. Soils on the farm consist primarily of Class III Alligator clay and silty clay, Class III Forestdale silt loam, and Class III Dowling clay.

Location:

The 816.5 acres Eggleston Sunflower Farm is comprised of one contiguous tract of farmland. The property is located about 1 mile south of Inverness, and 3.5 miles north of Isola, along the eastern side of Highway 49. Access to the property is provided by Highway 49, which borders the farm to the west; Four Mile road, which borders the property to the north.

Lease:

Expires 2016

Improvements:

10 Tower Center Pivot 6 Irrigation Wells

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

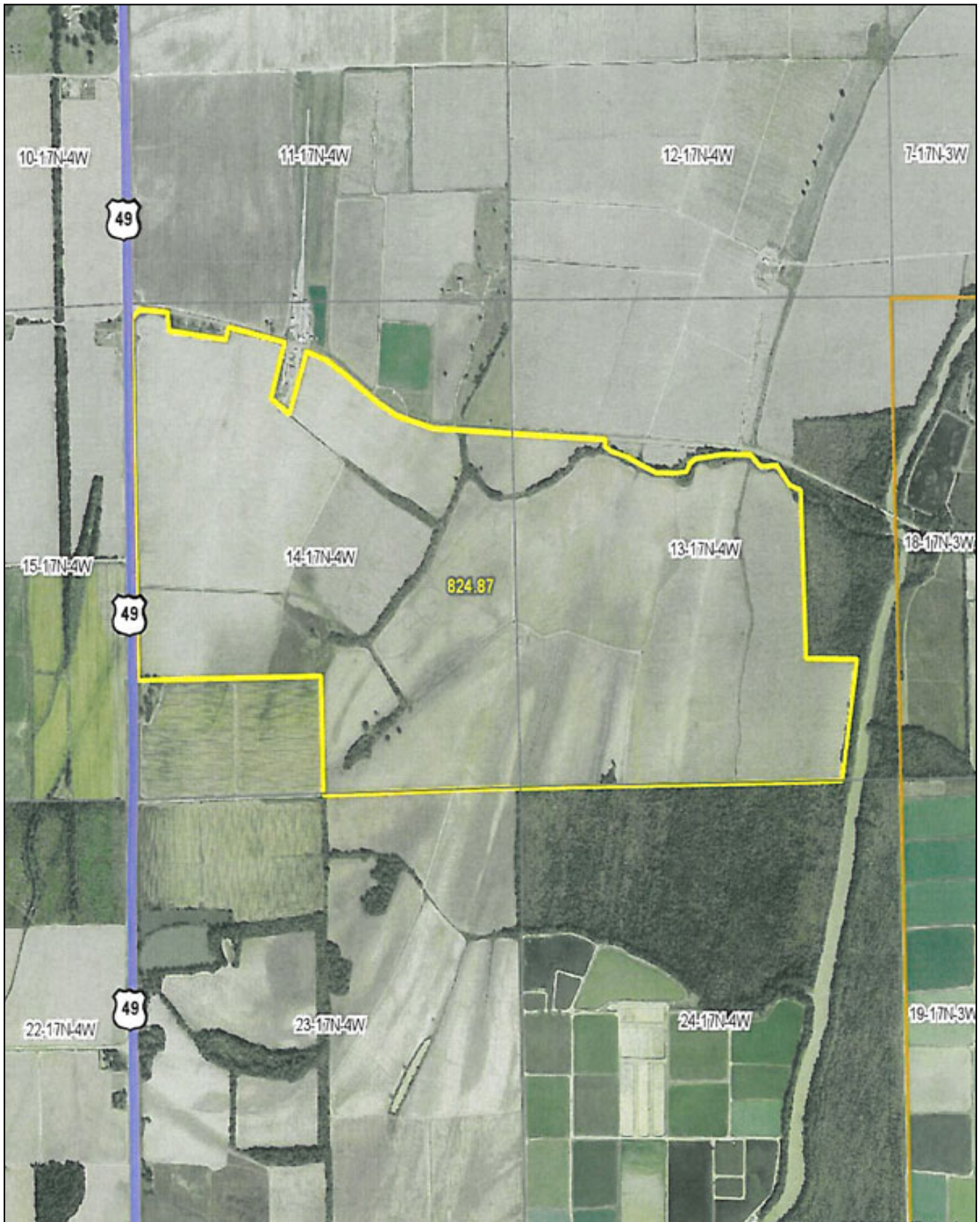
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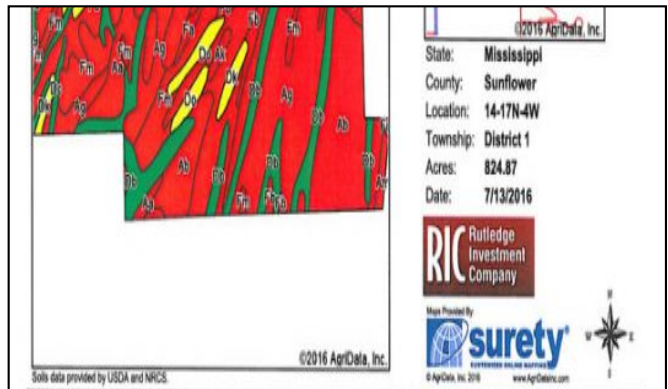
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Rutledge Investment Company and Rainer Realty are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers 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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Area Symbol: MS133, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Cotton
Aq	Alligator silty clay, 0.5 to 3 percent slopes	203.04	24.6%		0%	53	29	36	53
Fm	Forested silty clay loam, 0.5 to 3 percent slopes	181.85	18.4%		0%	70	49	46	70
Ab	Alligator clay, 0.5 to 3 percent slopes	109.39	13.3%		0%	53	29	36	53
Dc	Dowling clay (sharkey)	106.43	12.9%		0%	40	4	40	13
Fb	Forested silt loam, 0.5 to 3 percent slopes	78.73	9.5%		0%	70	49	46	70
Aa	Alligator clay, 0 to 0.5 percent slopes	47.58	5.8%		0%	52	29	36	52
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	41.54	5.0%		0%	88	49	54	88
Dc	Dowling soils, evenwash phases (sharkey)	27.10	3.3%		0%	52	33	43	52
Do	Dundee silty clay loam, 0 to 3 percent slopes	21.61	2.6%		0%	86	53	51	86
Fa	Forested silt loam, 0 to 0.5 percent slopes	14.73	1.8%		0%	69	49	46	69
Ae	Alligator silty clay, 0 to 0.5 percent slopes	9.08	1.1%		0%	53	29	36	53
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	5.00	0.6%		0%	53	29	36	53

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