

Eggleston Sunflower – Sold

817 acres



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

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, ommissions or investment results.

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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 Eggelston 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 Wellls

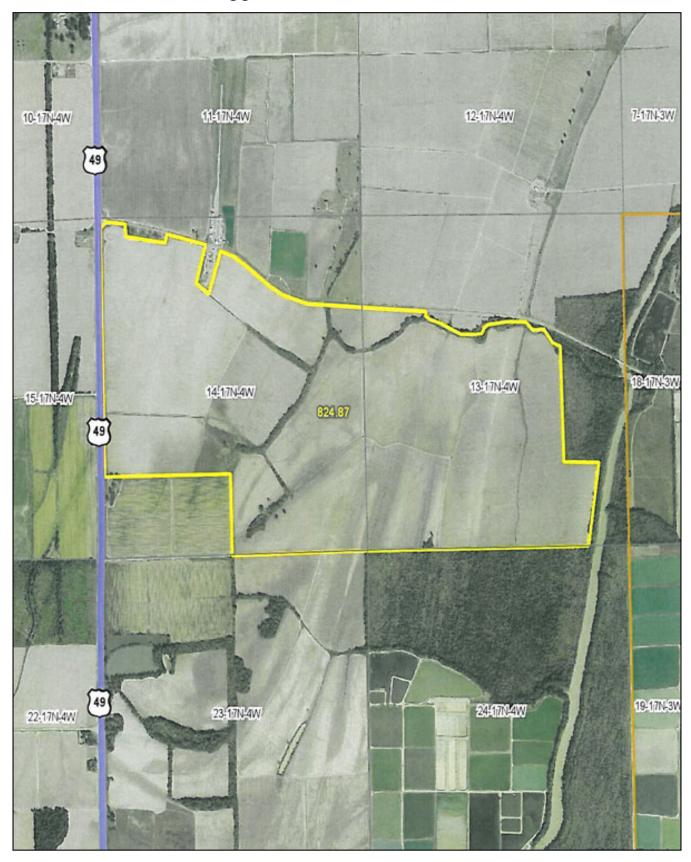
Financing:

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 (901) 766-9041 gwin@rutledgeinvestment.com stephen@rutledgeinvestment.com shelby@rutledgeinvestment.com

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Area Code	Symbol: MS133, Soil Area Version: 10 Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-irr Class "c	*n NCCPI Overall	In NCCPI Com	*n NCCPI Small Grains	In NCCPI Cotton
		-		Legend			Com	Grains	Cotton
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g m b	Soil Description Alligator sitty clay, 0.5 to 3 percent slopes Forestidale sitty clay loam, 0.5 to 3 percent stopes Alligator clay, 0.5 to 3 percent slopes	Acres 203.04 151.85 109.39	feld 24.6% 18.4% 13.3%	Legend	Class *c Ile Ilw Ile	Overall 53 70 53	Com 29 49 29 29	Grains 36 46 36 40	Catton 53 76 53 13
lade g	Soil Description Alligator silty clay, 0.5 to 3 percent slopes Forestatele silty clay loam, 0.5 to 3 percent stopes Alligator clay, 0.5 to 3 percent slopes Dowling clay (sharkey)	Acres 203.04 151.85 109.39 106.43	feld 24.6% 18.4% 13.3% 12.9%	Legend	Class *c Ile Ilw Ile Vw	Overall 53 70 53 40	Com 29 49 29 49	Grains 38 48 36 40 40 40 40	Cetton 53 76 53 13 70
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in b b	Soil Description Alligator silly clay, 0.5 to 3 percent slopes Poresides silly clay loam, 0.5 to 3 percent slopes Alligator clay, 0.5 to 3 percent slopes Devling slay (sharkey) Poresidale sill loam, 0.5 to 3 percent slopes Alligator clay, 0.6 to 5 percent slopes Quardee sill loam, 0 to 3 percent slopes, rarely flooded Dowling soils, overwesh phases (sharkey) Dundre silly clay loam, 0 to 3 percent slopes	Acres 203.04 161.85 109.39 106.43 78.73 47.58 41.54 27.10 21.61	field 24.5% 18.4% 13.3% 12.9% 8.5% 5.8% 5.0% 3.3% 2.6%		Class % Ite	Oversit 53 70 53 40 70 52 88 88 52 88	Com 29 49 29 4 49 29 49 29 49 29 49 33 35 53	Grains 38 40 40 40 40 40 40 40 54 54 54 41 55 44	Catton 53 74 53 13 75 55 55 84 64 66