



Eggleston Tunica – Sold

447 acres



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

Category: Sold

Price: \$ 1,580,000

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Area: 447 acres

Type: Cropland

Description:

The Eggleston Tunica Farm is a 447.1 acres corn, cotton, and soybean farm in Tunica and Coahoma Counties, MS. There are 387 tillable acres which are non-irrigated. The soils consist of Class II Dundee silt loam (37%), Class III Tensas-Sharkey complex, Class I Dubbs silt loam (13%), Class III Tensas silty clay loam (11%), and Class III Sharkey clay (11%) The topography of the farm is generally level, and appears could easily be precision leveled.

Location:

The Eggleston Tunica Farm is one contiguous 447.1 acre tract of farmland. The property is located 1 mile northeast of Lula, along the Coahoma-Tunica County line. The property is bisected by Highway 61, which runs north and south through the western portion of the farm. In addition to Highway 61, public road access to the property is provided by Flea Harbor Rd., which runs through the southeastern portion of the property, and by White Rd, which runs along the farm's northeastern border. Muddy Bayou borders the western portion of the property to the south before meandering though through the eastern portion of the farm.

Lease:

Expires 2016

Financing:

Rutledge Investment Company provides competitive financing for 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

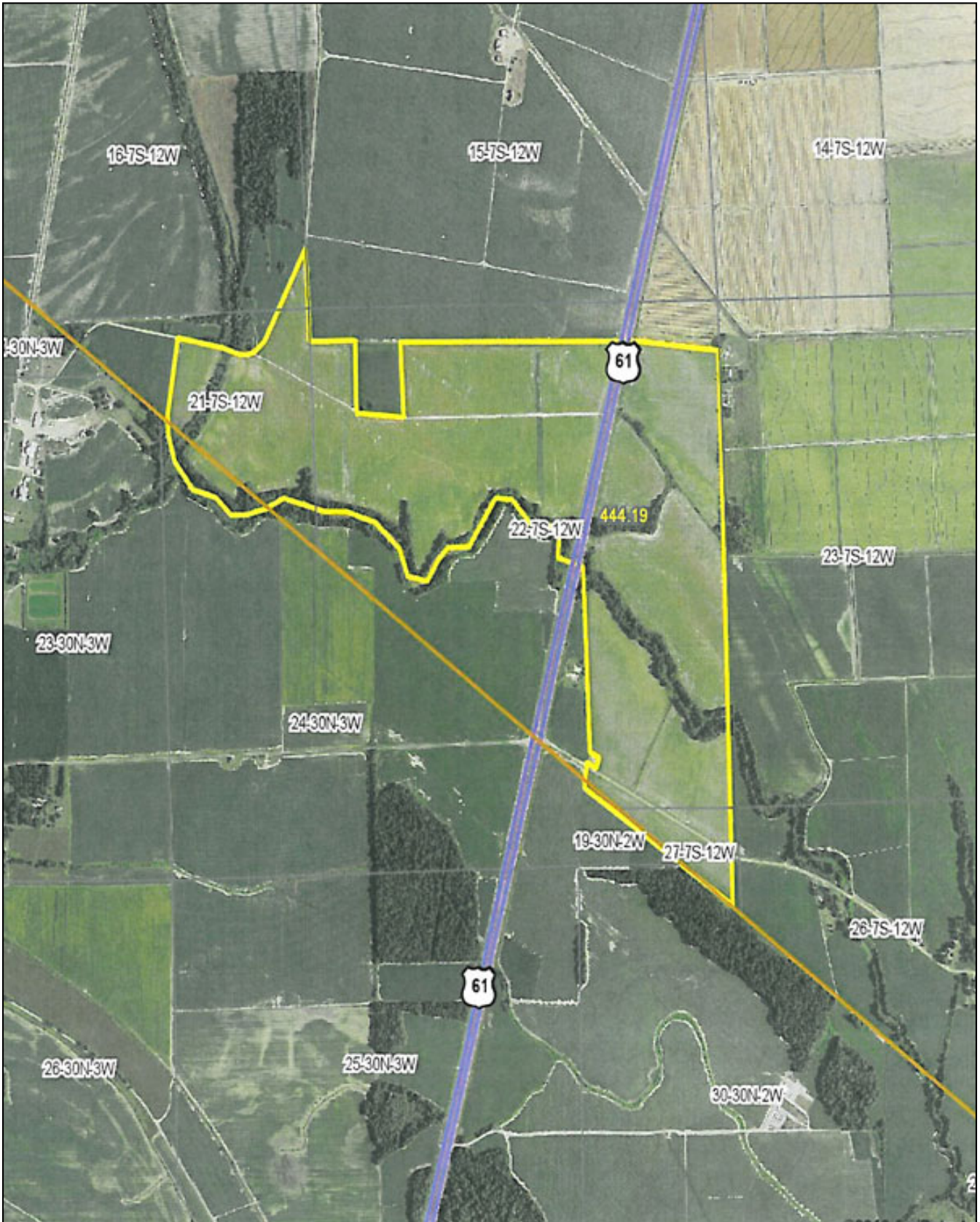
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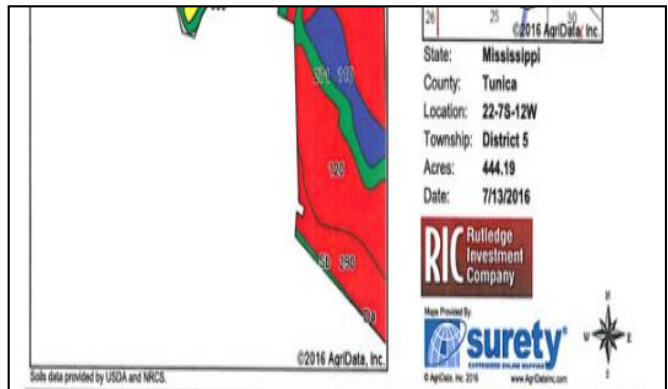
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Rutledge Investment Company and Rainer Realty are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers 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: MS027, Soil Area Version: 12

Area Symbol: MS143, Soil Area Version: 8

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %c	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Cotton
115	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	167.32	37.7%		IIIe	85	56	54	85
278	Tensas-Sharkey complex, undulating	78.92	17.8%		IIIe	61	37	49	59
110	Dubbs silt loam, 0 to 2 percent slopes	59.00	13.3%		I	0	0	0	0
120	Tensas silty clay loam, 0 to 2 percent slopes	48.02	10.8%		IIIe	74	42	51	74
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	36.86	8.3%		IVe	10	1	10	7
280	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	26.53	6.0%		IIIe	44	15	34	44
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	12.16	2.7%		IIIe	43	11	36	43
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	6.16	1.4%		IIE	83	54	55	83
600	Water	3.87	0.9%			0	0	0	0
W	Water	2.53	0.6%			0	0	0	0
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	1.85	0.4%		IVe	49	18	49	36

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