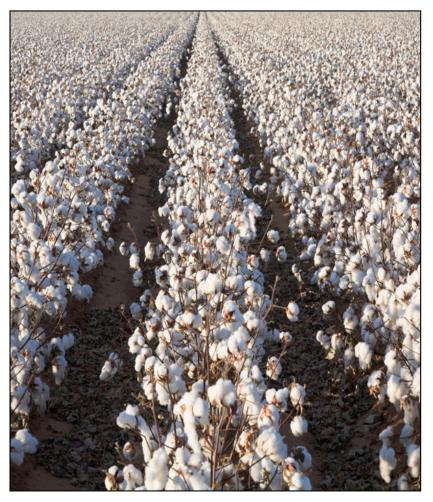


447 acres



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.

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:

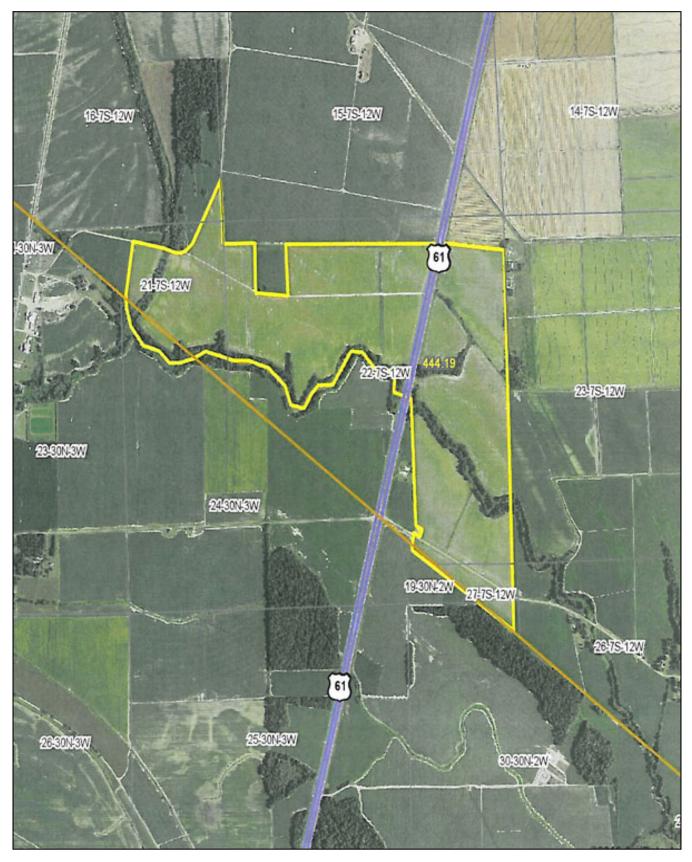
Expires 2016

Financing:

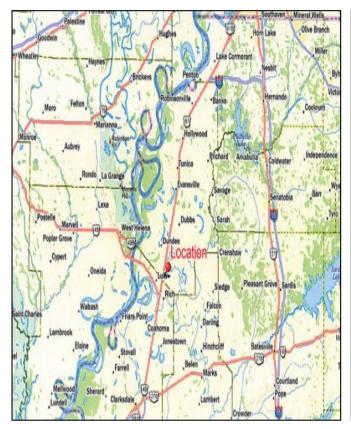
Rutledge Investment Company provides competitive financing for qualified borrowers.

Showing:

By appointment only. For appointment please contact: Gwin Smith, Stephen Rainer, and Shelby Smith 5160 Sanderlin Avenue, Suite One Memphis, TN 38117 (901) 766-9041 Email: gwin@rutledgeinvestment.com stephen@rutledgeinvestment.com shelby@rutledgeinvestment.com



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Area	Symbol: MS027, Soil Area Version: 12 Symbol: MS143, Soil Area Version: 8								
Area Area	Symbol: MS027, Soil Area Version: 12 Symbol: MS143, Soil Area Version: 8 Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	'n NCCPI Overall	'n NCCPI Com	*n NCCPI Small Grains	*n NCOPI Cotton
Avea Avea	Symbol: MS143, Soil Area Version: 8	Acres 167.32				Overall		Grains	Cotton
Area Area Code	Symbol: MS143, Soil Area Version: 8 Soil Description	-	field		Class 'c	Overall	Com	Grains 54	Cotion 85
Avea Avea Code 115	Symbol: MS143, Soil Area Version: 8 Soil Description Dundee silt loam, 0 to 2 percent slopes, rarely fisoded	167.32	field 37.7%		Class 'c Ilw	Overall 65	Com 64	Grains 54 49	Cotton at
Vea Vea Code 15 10	Symbol: MS143, Soil Area Version: 8 Soil Description Dundee silt loam, 0 to 2 percent slopes, rarely fooded Temas-Sharkey complex, undukting	167.32 78.92	field 37.7% 17.8%		Class 'c Ilw	Overall 65	Com 54	Grains 54 49 0	Cotton at
Area Area Code 15 10 20	Symbol: MS143, Soil Area Version: 8 Soil Description Dundee sill loam, 0 to 2 percent slopes, navely flooded Temase Sharkey complex, undusting Dubbs sill loam, 0 to 2 percent slopes	167.32 78.92 59.00	field 37.7% 17.8% 13.3%	Legend	Class 'c Itw Itw	Overall 65 61 0	Com 64 37 0	Grains 54 49 0	Cotton At 55 (74
Area Area Code 115 120 120	Symbol: MS143, Soil Area Version: 8 Soil Description Dundes sill toam, 0 to 2 percent slopes, rarely flooded Ternae-Sharkey complex, undusting Dubbs sill loam, 0 to 2 percent slopes Ternaes silly day loam, 0 to 2 percent slopes	167.32 78.92 59.00 48.02	field 37.7% 17.8% 13.3% 10.8%	Legend	Class 'c Ilw Ilw Ilw	Overall 85 61 0 74	Com 66 37 0 42	Grains 54 49 0 51 10	Cotton At 56 74
Avea Avea Code 15 10 20 171 190	Symbol: MS143, Soil Area Version: 8 Soi Description Dundee silt loam, 0 to 2 percent slopes, ravely flooded Terrase-Sharkey complex, undukting Dubbs silt loam, 0 to 2 percent slopes Terrase silty cally loam, 0 to 2 percent slopes Sharkey clay, 0 to 2 percent slopes, frequently flooded	167.32 78.92 59.00 48.02 36.86	field 37.7% 17.8% 13.3% 10.8% 8.3%	Legend	Class 'c Ilw Illw Ilw IVw	Overal 65 61 0 74 10 44	Com 56 37 0 42 1	Grains 54 49 0 51 10	Cotton 86 56 74 74
Area Sode 15 10 20 71 190	Symbol: MS143, Soil Area Version; 8 Soil Description Durdee silt loam, 0 to 2 percent slopes, rarely fooded Temas-Sharkey complex, undulating Dubbs silt loam, 0 to 2 percent slopes Temas silty day loam, 0 to 2 percent slopes Sharkey clay, 0 to 2 percent slopes, frequently fooded Aligator clay, 0 to 1 percent slopes, resely flooded, aud Bharkey clay, 0 to 1 percent slopes, resely flooded,	167.32 78.92 59.00 48.02 36.86 26.53	field 37.7% 17.8% 13.3% 10.8% 8.3% 6.0%	Legend	Class *c Ibe Ibe Ibe Ibe Ibe Ibe	0veral 65 61 0 74 10 44	Com 66 37 0 42 1 15	Grains 54 49 0 51 10 34 36	Cotton 46 56 74 74 44 42
Vea Vea Code 15 178 10 20 171 190 170	Symbol: MS143, Soil Area Version: 8 Soil Description Dundee silt loam, 0 to 2 percent slopes, ravely fleoded Ternas-Sharkey complex, undulating Dubbs silt loam, 0 to 2 percent slopes Ternas silty day loam, 0 to 2 percent slopes Sharkey dray, 0 to 2 percent slopes, frequently flooded Alligation (0 to 1 percent slopes, ravely flooded, east Sharkey 0, 0 to 1 percent slopes, ravely flooded, auch	167.32 78.92 59.00 48.02 36.86 26.53 12.16	field 37.7% 17.8% 13.3% 10.8% 8.3% 6.0% 2.7%	Legend	Class 'c Ilw Ilw Ilw Ilw Ilw Ilw	Overall 85 61 0 74 10 44 43	Com 66 37 0 42 1 15 11	Grains 54 48 0 51 10 34 56 55	Cotton 84 56 74 74 45 80
Area Area Code	Symbol: MS143, Soil Area Version: 8 Soil Description Dundee silt loam, 0 to 2 percent slopes, ravely flooded Ternas-Sharkey complex, undulating Dubbs silt loam, 0 to 2 percent slopes Ternas silt out, 0 to 2 percent slopes Sharkey clay, 0 to 2 percent slopes, frequently flooded Allgating clay, 0 to 1 percent slopes, ravely flooded, auth) Dundee very fine sarely loam, 0 to 3 percent slopes, ravely flooded	167.32 78.92 59.00 48.02 36.86 26.53 12.16 6.16	field 37,7% 17,8% 13,3% 10,8% 8,3% 6,0% 2,7% 1,4%	Legend	Class 'c Ilw Ilw Ilw Ilw Ilw Ilw	Overall 85 61 0 74 10 44 43 83	Com 66 37 0 42 1 15 54	Grains 54 48 0 51 10 34 36 55 0 0	Cotton 44 55 74 74 44 43 80 80