



Finn Farm – Sold

898 acres



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

Category: Sold

Price: \$ 4,946,000

Finn Farm – Sold

Area: 898 acres

Type: Cropland

Description:

The Finn Farm is a Mississippi Delta grain farm situated in a strong rice farming community. In addition to cropland, the farm is located in a duck flyway and excellent potential for hunting duck, deer, dove, and other game. There are 898 irrigated acres and 594 acres were recently precision leveled to grade. Additionally, the owner constructed a 35 acres reservoir and completed a 7 acre tail water recovery canal in conjunction with an NRCS EQUIP project. This reservoir and tail water recovery system along with several wells and re-lift pumps will be used to efficiently irrigate the newly leveled land. There are currently 6 irrigation wells.

Location:

The farm is located east of the community of Shelby, MS approximately 11 miles northeast of Cleveland and 15 miles south of Clarksdale. It is approximately two and one half hours north of Jackson, MS, the State Capitol and one and one half hours south of Memphis, Tennessee. Access is by Mississippi Highway 32 which forms the north boundary. It is bisected and bounded by several county gravel roads. These are well maintained county gravel roads. There are numerous equipment dealers, chemical suppliers, cotton gins, and grain elevators in and around Cleveland. There is also a high concentration of good quality farmers in this area

Improvements:

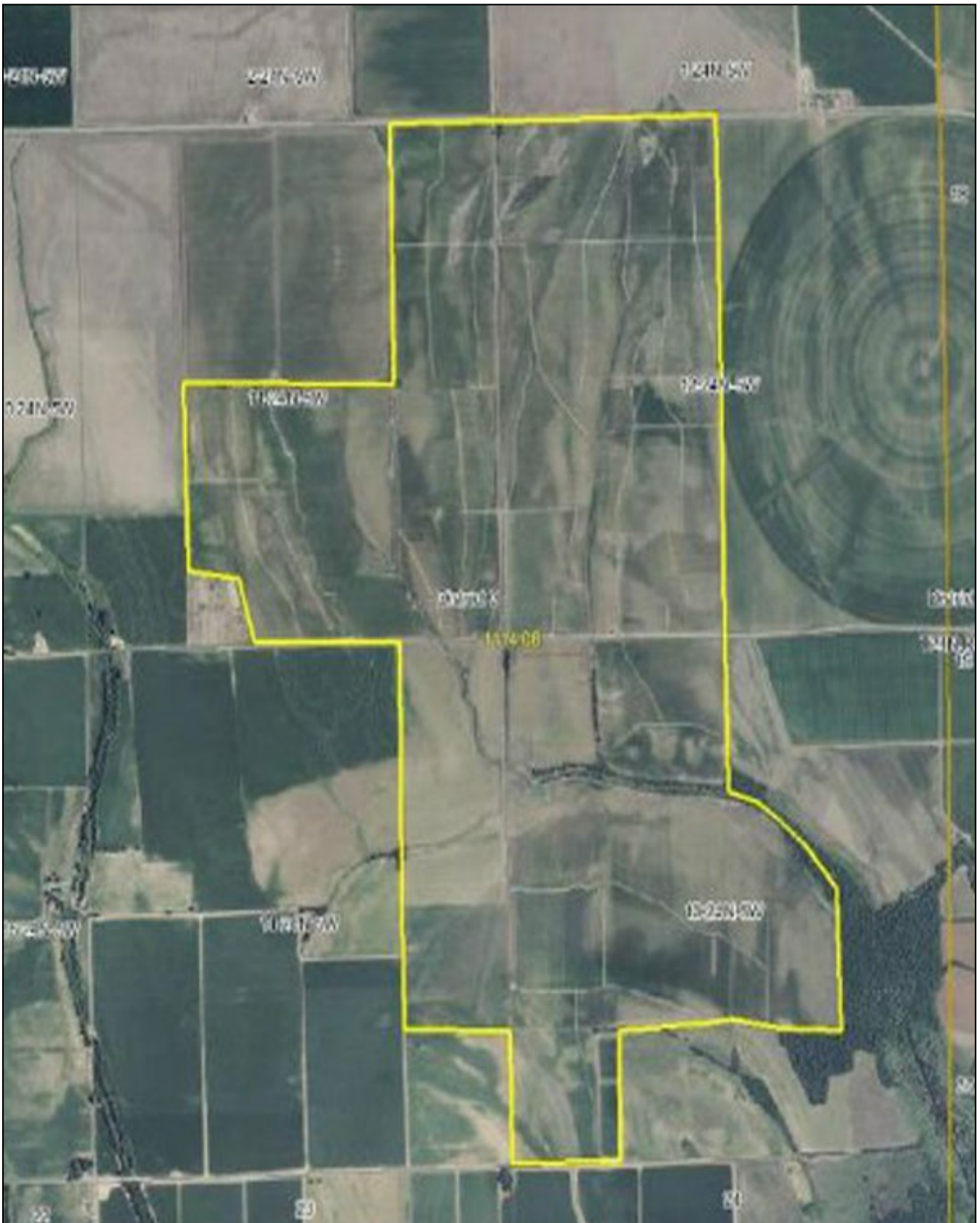
Irrigation Wells

Financing:

Cash at closing.

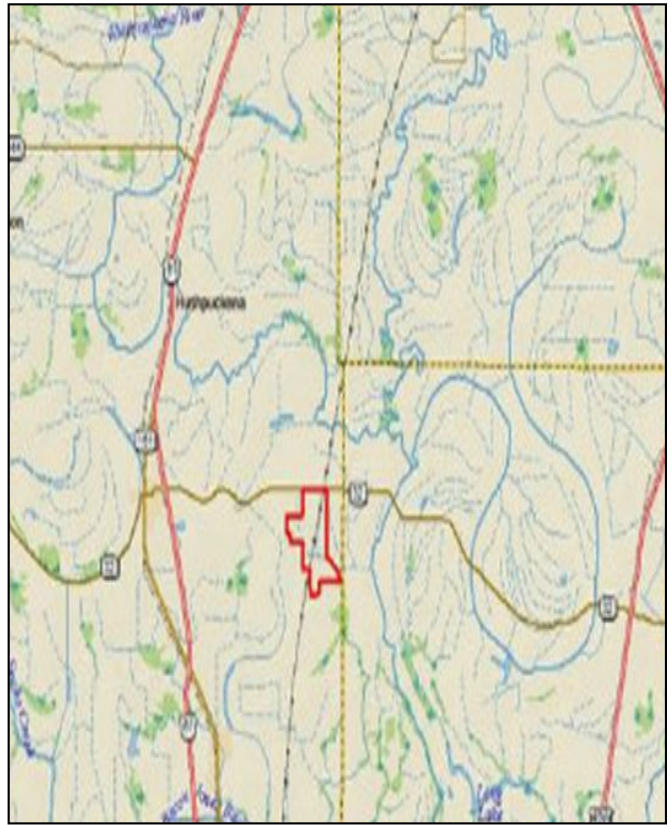
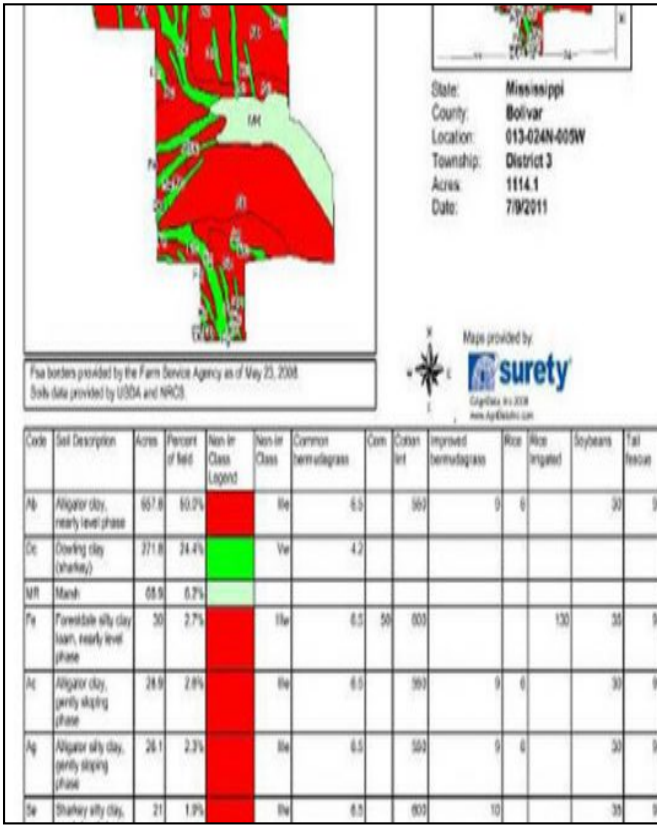
For appointment please contact:
Gwin Smith or Stephen Rainer
Rutledge Investment Company
5160 Sanderlin Avenue Suite One
Memphis, Tennessee 38117
(901) 766-9041

Finn Farm – Sold



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.

Finn Farm – Sold



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.