



Hausner Farm – Sold

319 acres



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

Category: Sold

Price: \$ 1,657,000

Hausner Farm – Sold

Area: 319 acres

Type: Cropland

Description:

The Hausner farm is a highly productive investment grade Mississippi Delta cotton and corn farm. It is very well located southeast of Sumner, MS. Access is by Abbey Road which is a well maintained county gravel road. The farm has been precision leveled to grade and is irrigated by 3 wells. There are two diesel wells and one single phase electric submersible well. Approximately 50 acres are dryland and the rest is irrigated. The soils consist of 60% Class I and II Dubbs, Dundee and Tutwiler very fine sandy loams and sandy loams. The balance is in Class III Alligator, Forestdale and Dundee silty clays and clays. The farm has a long history of cotton production, but in recent years it has been devoted to corn.

Location:

The Hausner Farm is located 1 mile southwest of Webb Mississippi

Acreage:

318.73 Tillable
286.33 Irrigated

Lease:

Owner will lease for 2016. Lease to be negotiated.

Improvements:

2 Diesel Wells and 1 Electric submersible well

Financing:

Rutledge Investment Company provides competitive financing on farm and recreational properties.

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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