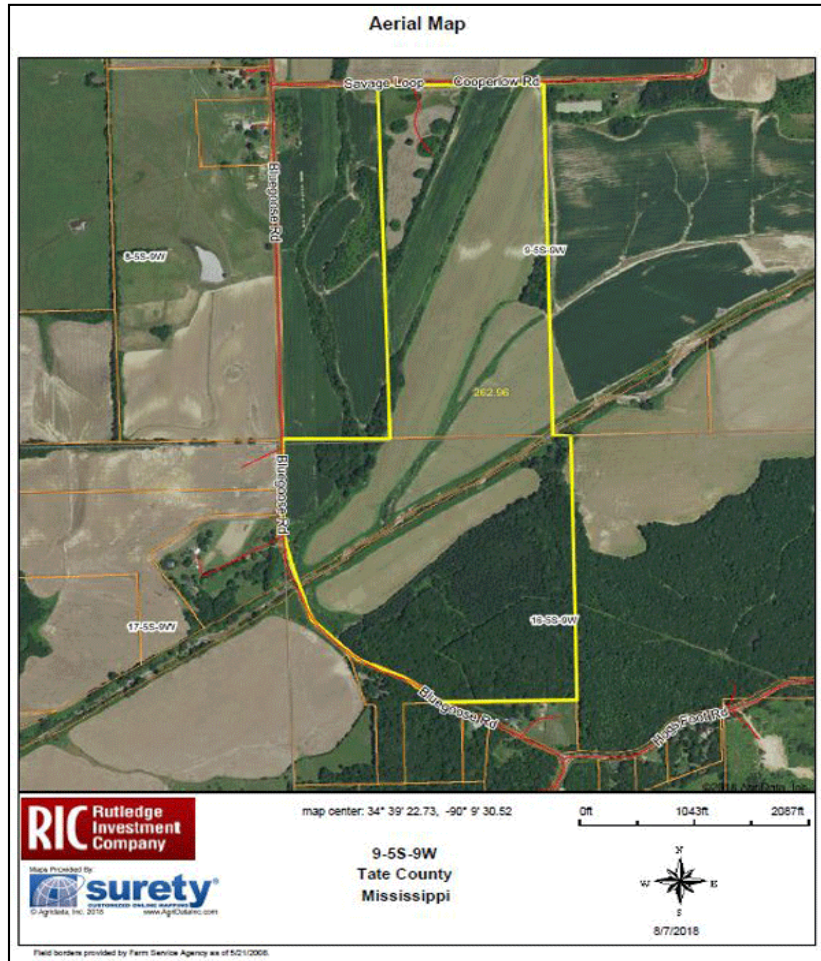




Murphy Farms

920 acres



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

Category: Sold

Price: \$ 1,827,400

Murphy Farms

Area: 920 acres

Type: Cropland

Description:

The Bluegoose farm is 270 tax acres, of which 133.78 are cultivated acres. The property is split by the Arkabutla Drainage Ditch. The property has a beautiful pasture that is approximately 16 acres that could also make a fantastic home site. The farmland soils are primarily made up of Class III Wakeland Silt Loam and Class II Collins and Falaya Silt Loam. The soils would be considered good for cotton, corn, peanuts, and soybeans. This year the portion north of the ditch is in corn, and south is in Soybeans. The farmland is leased for 2018 for a 25% crop share. The mix of hardwoods, pine, and cropland on this property would make a nice turkey, deer, and recreational property that produces solid income.

The Flag Lake Farm is 342.5 tax acres, of which 146.9 are cultivated. The property is split at the northwest corner by the Arkabutla Drainage ditch. The cropland soils are primarily Class II Collins, Falaya, and Adler/Morganfield silt loams. These soils would be considered good for cotton, corn, peanuts, and soybeans. The property is currently all in soybeans. The farmland is leased for a 25% crop share. This tract has a nice established deer food plot as well as several blocks of mixed hardwoods and pines with nice travel corridors that would make for good deer and turkey hunting. The farm would make a nice investment for the turkey/ deer hunter looking for a return on his hunting tract.

The Carlton farm is 249 tax acres, of which 89.15 are cultivated acres. The cultivated land soils are primarily made up of Class II Collins and Falaya silt loam. These soils are considered good for cotton, corn, peanuts, and soybeans. Currently the field east of Carlton road is in peanuts, and west of the road is soybeans. The farmland is leased on a 25% crop share. The woods have some mixed hard woods but are primarily pine. A power line running through the property would make for an excellent deer food plot. The owner has turkey and deer hunted this tract and harvested several turkeys in 2018. The farm would make a nice recreational as well as income tract for a turkey/deer hunter.

The Brannon tract is 58 tax acres all of which are in mixed pine/ hardwoods. The tract has access from Brannon road and would make a nice hunting tract for an individual or father/son. The property is not currently leased.

Location:

The Bluegoose tract is located in western Tate County, 3.2 miles southwest of Arkabutla, MS and 2.8 miles north of Strayhorn, MS. The tract is split by the Arkabutla drainage ditch. The property is bordered and accesses by Savage Loop road and the Southern Portion is bordered by Bluegoose Road.

The Flag Lake tract is located in western Tate County, 1.5 miles East of Savage Ms, and 2.4 miles northwest of Strayhorn, MS. All but 43 acres lie East of the Arkabutla drainage ditch. The property is accessed from the North on Evansville Rd and the east from Flag Lake Rd. The 43 acres west of the ditch are accessed by Alred Rd.

The Carlton tract is located in western Tate County, 1.4 miles south of Arkabutla, MS and 5 miles north of Strayhorn, MS. The property is split in half by Carlton Rd.

The Brannon tract is located in western Tate County, 2.5 miles west of Arkabutla. The property is accessed by the east from Brannon Rd.

Price:

Bluegoose \$2,000/ac

Flag Lake \$2,000/ac

Carlton \$2,000/ac

Brannon \$1,800/ac

Taxes:

Bluegoose \$2,250.00

Flag Lake \$3,792.00

Carlton \$2,704.00

Brannon \$317.00

Subdivision:

Some of the properties lend themselves to being divided, seller may consider subdivided offers on a case by case basis.

Lease:

All crop leases expire after the 2018 crop.

Showing:

By appointment only. For appointment please contact.

Gwin, Shelby, or Stephen

Rainer Realty Company

C/O Rutledge Investment Company

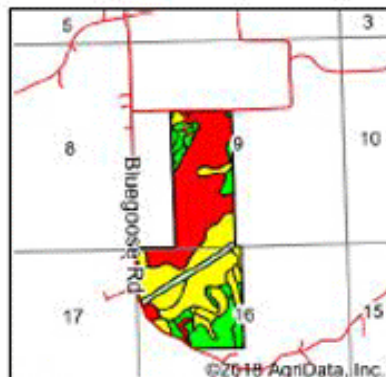
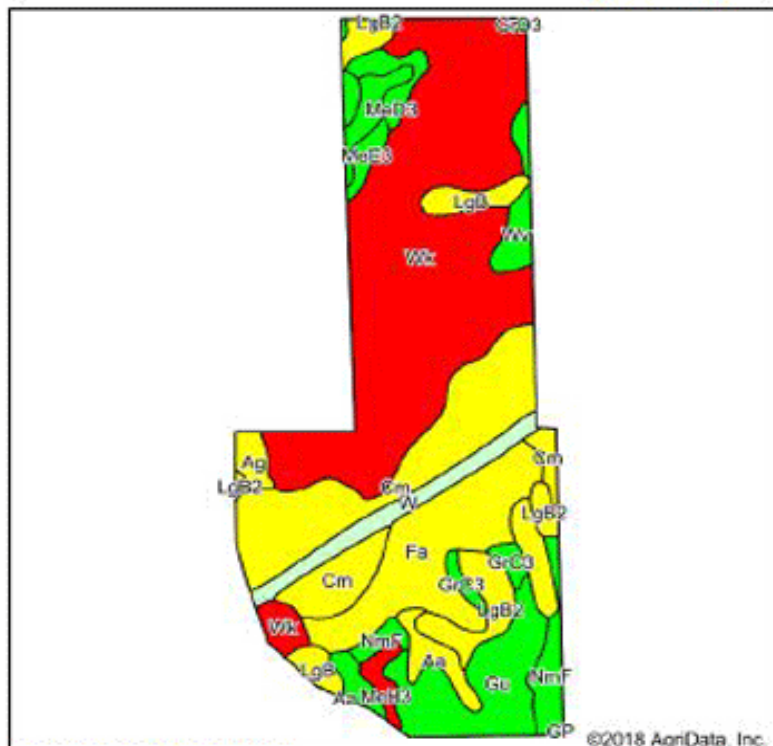
5160 Sanderlin Ave Suite One

Memphis, Tennessee 38117

901-766-9041

Murphy Farms

Soils Map



State: **Mississippi**
 County: **Tate**
 Location: **9-5S-9W**
 Township: **District 2**
 Acres: **262.96**
 Date: **8/7/2018**



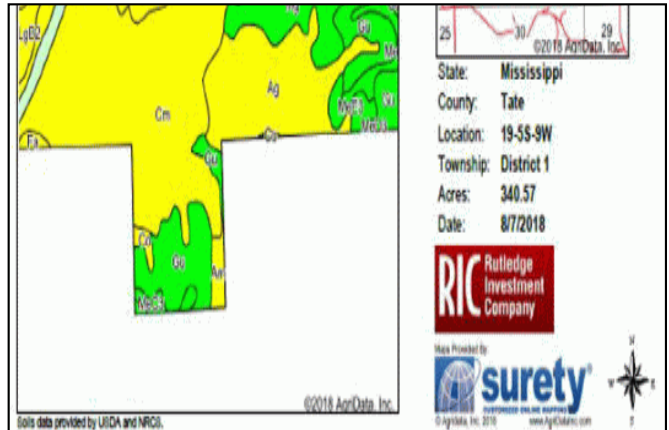
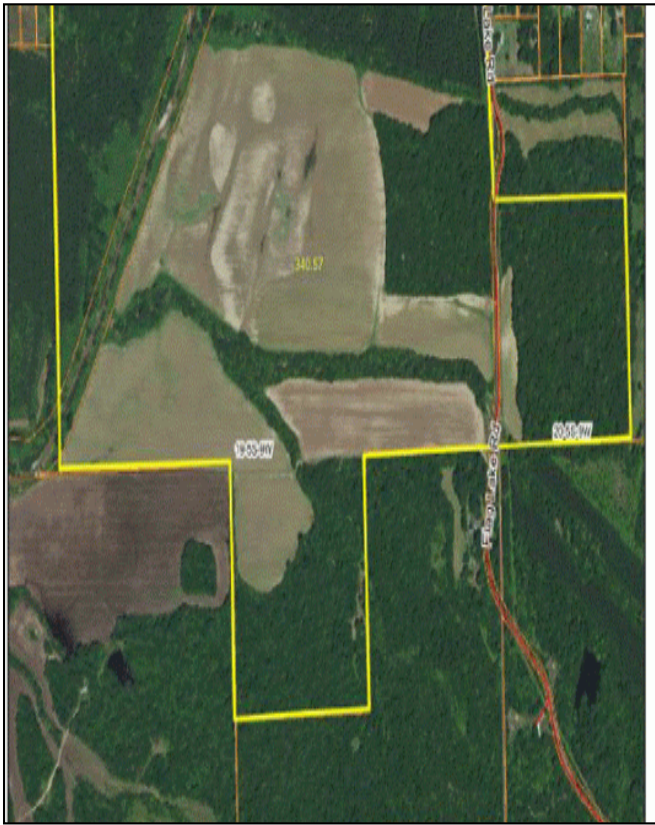
Soils data provided by USDA and NRCS.

Area Symbol: MS137, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class 'c	NCCPI Overall	NCCPI Corn	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
Wk	Wakeland silt loam (convent)	101.41	38.5%		IIIw	81	62	58	64	81
Cm	Collins silt loam	42.35	16.1%		IIW	63	47	38	41	63
Fa	Falaya silt loam	28.15	10.7%		IW	81	50	40	49	81
Gu	Gullied land, silty	22.17	8.4%		VIIe		0	0	0	0
LgB2	Loring-Grenada silt loams, 2 to 5 percent slopes, eroded	9.68	3.7%		Ile	31	26	23	22	31
W	Water	8.91	3.4%				0	0	0	0
Aa	Adler silt loam, local alluvium	8.81	3.4%		IW	84	62	54	57	84
NmF	Natchez-Memphis silt loams, 17 to 50 percent slopes	7.61	2.9%		VIIe	20	15	15	8	20
LgB	Loring-Grenada silt loams, 2 to 5 percent slopes	6.14	2.3%		Ile	52	40	43	33	52
Ag	Adler and Morganfield silt loams	5.07	1.9%		IW	87	64	56	59	87
Wv	Waverly silt loam	4.92	1.9%		Vv	79	22	44	17	79
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, north	3.82	1.5%		IVe	48	39	30	39	48
MeE3	Memphis silt loam, 12 to 17 percent slopes, severely eroded	3.55	1.4%		Vle	45	33	27	32	45
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	3.32	1.3%		IVe	24	21	17	15	24
MeB3	Memphis silt loam, 2 to 5 percent slopes, severely eroded	2.48	0.9%		IIIe	45	33	29	28	45
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	0.50	0.2%		Vle	24	21	18	17	24
GP	Gravel pit	0.09	0.0%							
Weighted Average						81.7	46	40.5	43.8	81.7

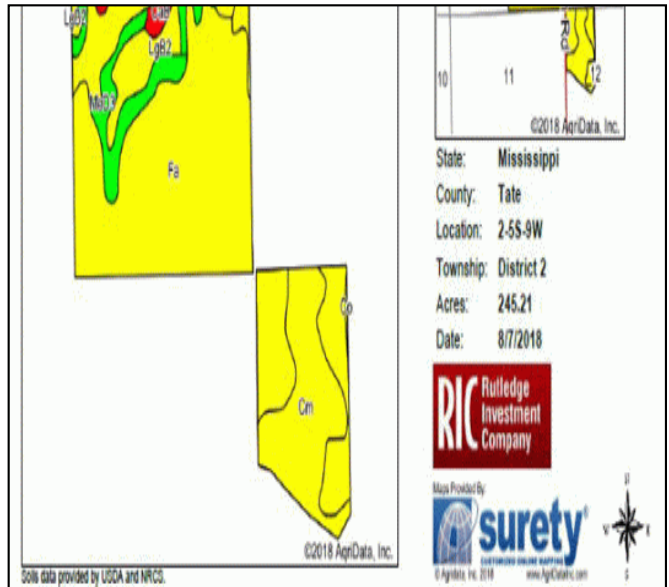
*c: Using Capabilities Class Dominant Condition Aggregation Method

Murphy Farms



Area Symbol: MS137, Soil Area Version: 12

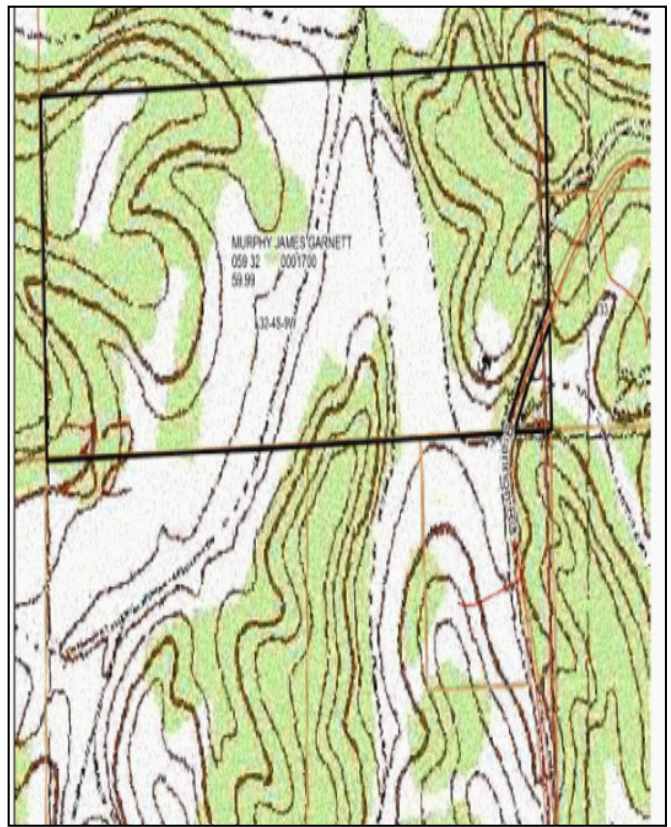
Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	NCCPI Overall	NCCPI Com	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
Clm	Collins silt loam	125.75	36.9%		100	63	47	38	41	63
Fa	Falaya silt loam	91.07	18.0%		100	81	50	40	49	81
Ag	Adler and Morganfield silt loams	35.21	10.3%		100	87	64	55	59	87
Mg	Memphis-Gullied land complex	33.10	9.7%		100	21	3	0	11	0
Gv	Gullied land, silty	28.11	8.5%		100	0	0	0	0	0
MeC3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	11.14	3.3%		100	44	32	28	27	44
MeF3	Memphis silt loam, 17 to 45 percent slopes, severely eroded	10.09	3.0%		100	11	9	7	5	11
LgB2	Loring-Grenada silt loams, 2 to 5 percent slopes, eroded	10.05	3.0%		100	31	26	23	22	31
W	Water	8.61	2.5%		100	0	0	0	0	0
MeC1	Memphis silt loam, 8 to 8 percent slopes, severely eroded	5.96	1.8%		100	48	39	30	33	48



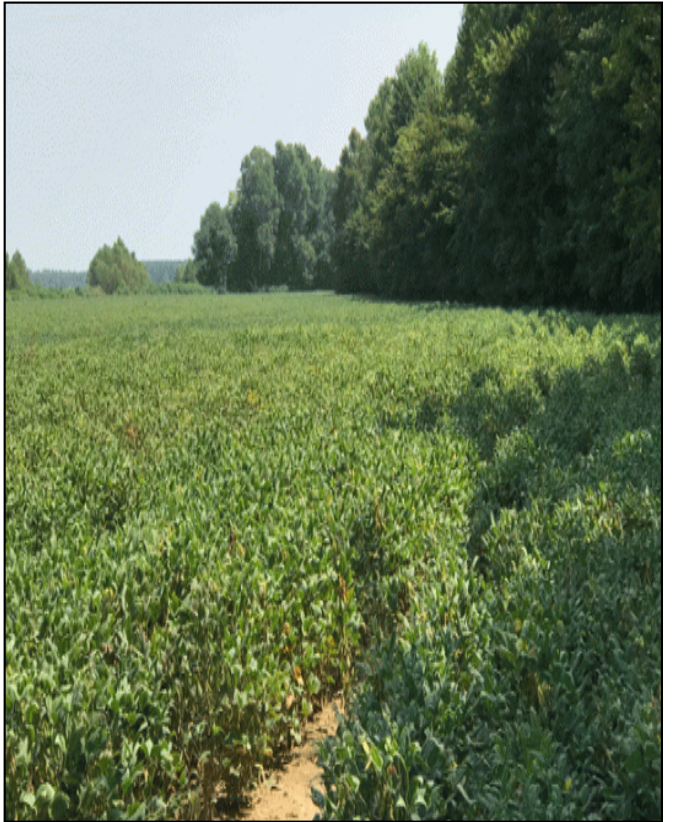
Area Symbol: MS137, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-irr Class Legend	Non-irr Class %	NCCPI Overall	NCCPI Com	NCCPI Small Grains	NCCPI Soybeans	NCCPI Cotton
Fa	Falaya silt loam	94.47	38.5%		100	81	50	40	49	81
MeC3	Memphis silt loam, 8 to 12 percent slopes, severely eroded	32.63	13.3%		100	44	32	28	27	44
Co	Collins silt loam, local alluvium, 0 to 2 percent slopes	27.31	11.1%		100	76	62	55	61	76

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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