



## **Poland Farm**

**1229 acres**



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

**Category: Sold**

**Price: \$ 5,125,950**

---

## Poland Farm

**Area:** 1229 acres

**Type:** Cropland

---

### **Description:**

The Poland Farm is a high-quality rice and soybean farm located in north Louisiana along the Arkansas/Louisiana state line. It is situated in a very desirable farming area with good underground irrigation water and excellent farmers. There are several nearby rice and grain elevators, chemical and fertilizer outlets, and equipment/parts dealers. The farm and surrounding area are also well known for highly productive waterfowl and deer hunting.

### **Location:**

The property is situated in north Morehouse Parish, LA and is six miles northeast of Jones, LA and US Highway 165. Wilmot, AR is 4 miles northwest. The north boundary is the Arkansas State line and the south boundary is SR 835/Kilbourne Highway which provides access. Greenville, MS and Monroe, LA are both 1-hour drives from the farm.

### **Acreage:**

1,229.32 surveyed acres and 1,139.1 FSA cropland acres. The farm is irrigated and precision leveled. There are 9 irrigation wells along with multiple risers and underground pipe. The road system is good and provides access throughout the farm.

### **Soils:**

The soils are 87% Class III Perry Clay and 13% Class III Portland Clay. These are clay soils well suited for rice and soybeans.

### **Topography:**

The farm has been precision leveled to grade and drains into Camp Bayou Canal which bisects the farm and drains to the southeast into the Boeuf River.

### **Improvements:**

No building improvements.

### **Sales Price:**

\$5,125,950

### **Lease:**

The current tenant will operate the property in 2018. Details available upon request.

### **Possession:**

At closing subject to lease for 2018.

### **Showing:**

By appointment only. For appointment please contact.

Gwin, Stephen or Shelby

Rainer Realty Company and Rutledge Investment Company

5160 Sanderlin Avenue Suite One

Memphis, Tennessee 38117

901-766-9041



# Poland Farm



Data use subject to license.

© DeLorme. Topo North America™ 10.

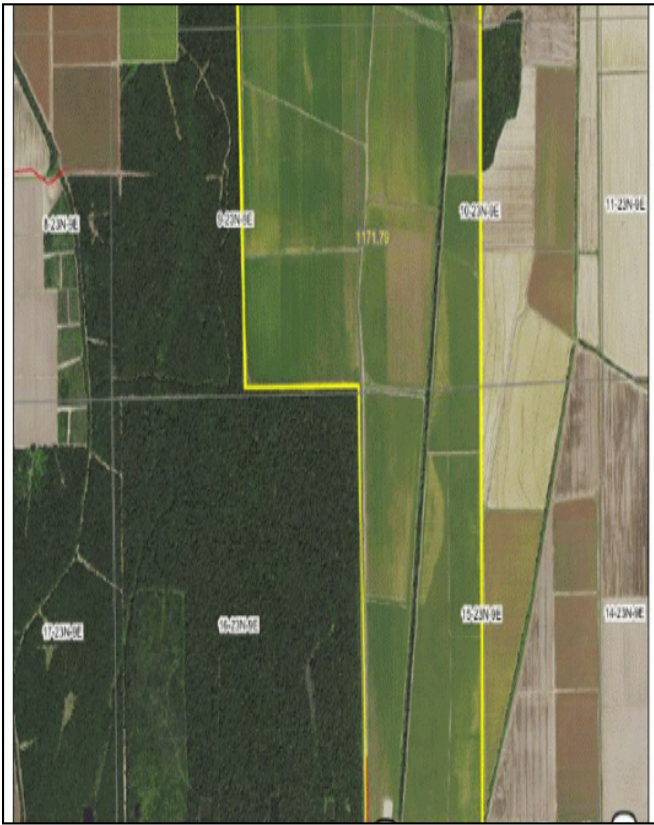
www.delorme.com

MN (0.3° W)

0 4 8 12 16 20 mi  
Data Zoom 8-0

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.

# Poland Farm



20 21 02018 AgrData, Inc

17 16 15

State: Louisiana  
 County: Morehouse  
 Location: 9-23N-9E  
 Township: District 1  
 Acres: 1171.79  
 Date: 2/1/2018

**RIC** Rutledge Investment Company

Map Provided By: **surety** SOFTWARE ENGINEERS

© AgrData, Inc. 2018 www.agrdata.com

Soils data provided by USDA and NRCS. © 2018 AgrData, Inc.

Area Symbol: LA067, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	NCCPI Overall	NCCPI Corn and Soybeans	NCCPI Small Grains	NCCPI Cotton

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.