

REED FARM
BOLIVAR COUNTY, MISSISSIPPI
1,358 total acres
Mississippi Delta Rice, Cotton and Grain Farm



OFFERED BY
RAINER REALTY COMPANY AND
RUTLEDGE INVESTMENT COMPANY
5160 SANDERLIN AVENUE
SUITE ONE
MEMPHIS, TENNESSEE 38117
901-766-9041

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**THE REED FARM
CENTRAL MISSISSIPPI DELTA**

Description: The Reed Farm is a very high quality and versatile Mississippi Delta farm situated in the center of the Delta in an excellent farming community. It is 1,331.4 cropland acres with 1,326.99 precision leveled and irrigated by numerous irrigation wells and a system of underground pipes and risers strategically placed throughout the farm.

Location: The farm is situated in six separate, but geographically close tracts south of the Cleveland, MS in and around Boyle, MS. It is approximately one and one-half hours north of Jackson, MS, the state capital. Access is by US Highway 61 and a series of county asphalt and gravel roads. There are equipment dealers, chemical suppliers, cotton gins, and grain elevators in and around Cleveland and Indianola. There is also a higher than usual concentration of excellent quality farmers in this area.

Acreage: There are an estimated 1,358 total acres and 1,331.4 cultivated acres. The non-cultivated land is in several small timbered areas, turn rows and drainage ditches. Nearly all the cultivated acres (1,327 acres) are precision leveled to grade with raised roads around the fields. The drains are clean and well maintained. The property is well drained and in excellent agricultural condition. As mentioned above, the farm is separated into several tracts, but all are in the same general farming area.

FSA Base:	<u>Crop</u>	<u>Acres</u>
	Wheat	151.6
	Cotton	55.5
	Soybeans	323.4
	Generic	13.8
	Rice	<u>712.4</u>
	Total	1,256.7

The FSA aerial photos and 156 EZ's are available upon request.

Soils: This property has very versatile light, medium and some clay textured soils. A significant portion of the farm consists Class I and II Pearson, Dexter, Dundee and Dubbs and Forestdale silt loams. There are areas of Class III Alligator and Forestdale clays and silty clays primarily on the southern tracts. The farm is leveled to grade and is very versatile with the capability of growing cotton, corn, rice, soybeans and wheat. This farm and the entire area have been predominantly raising corn, rice and soybeans for the past several years, and corn production is increasing every year. Soils maps available upon request.

Topography: The topography is 99% precision leveled to grade.

Improvements: 15 irrigation wells and underground pipe. Additionally, there is a 170,000 bushel grain elevator complex that is available.

Sales Price: Farmland – \$5,300 per cultivated acre
Grain Complex - \$350,000

Minerals: All minerals owned will be transferred.

Lease: The farm is leased to two operators as shown below:
1,251 acres are leased through December 31, 2021
80.1 acres are leased through December 31, 2022
Copies of leases are available to serious prospects.

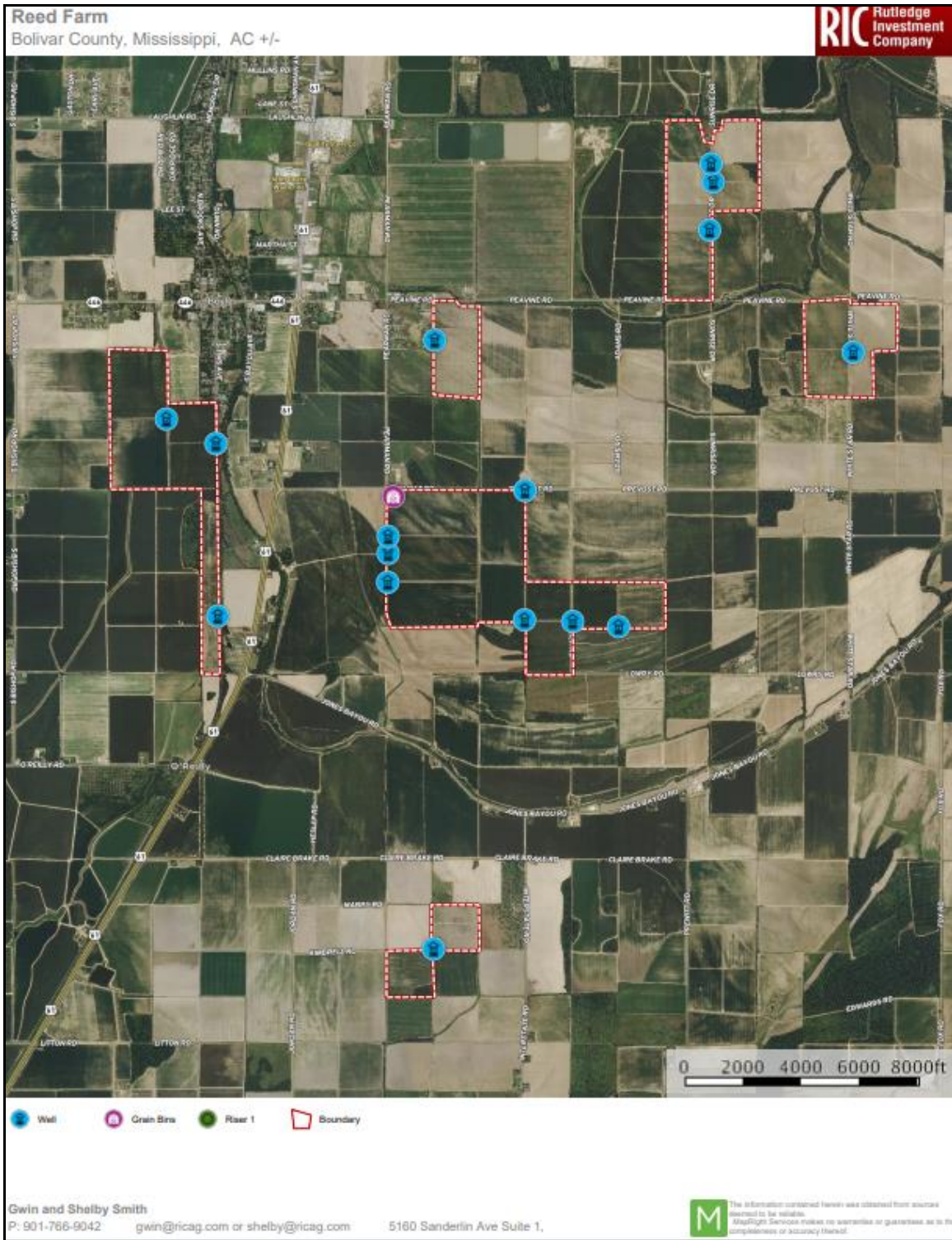
Possession: At closing subject to farm leases through 2021 and 2022.

Closing: Seller would like to close in 2019.

Showing: By appointment only. For appointment please contact.

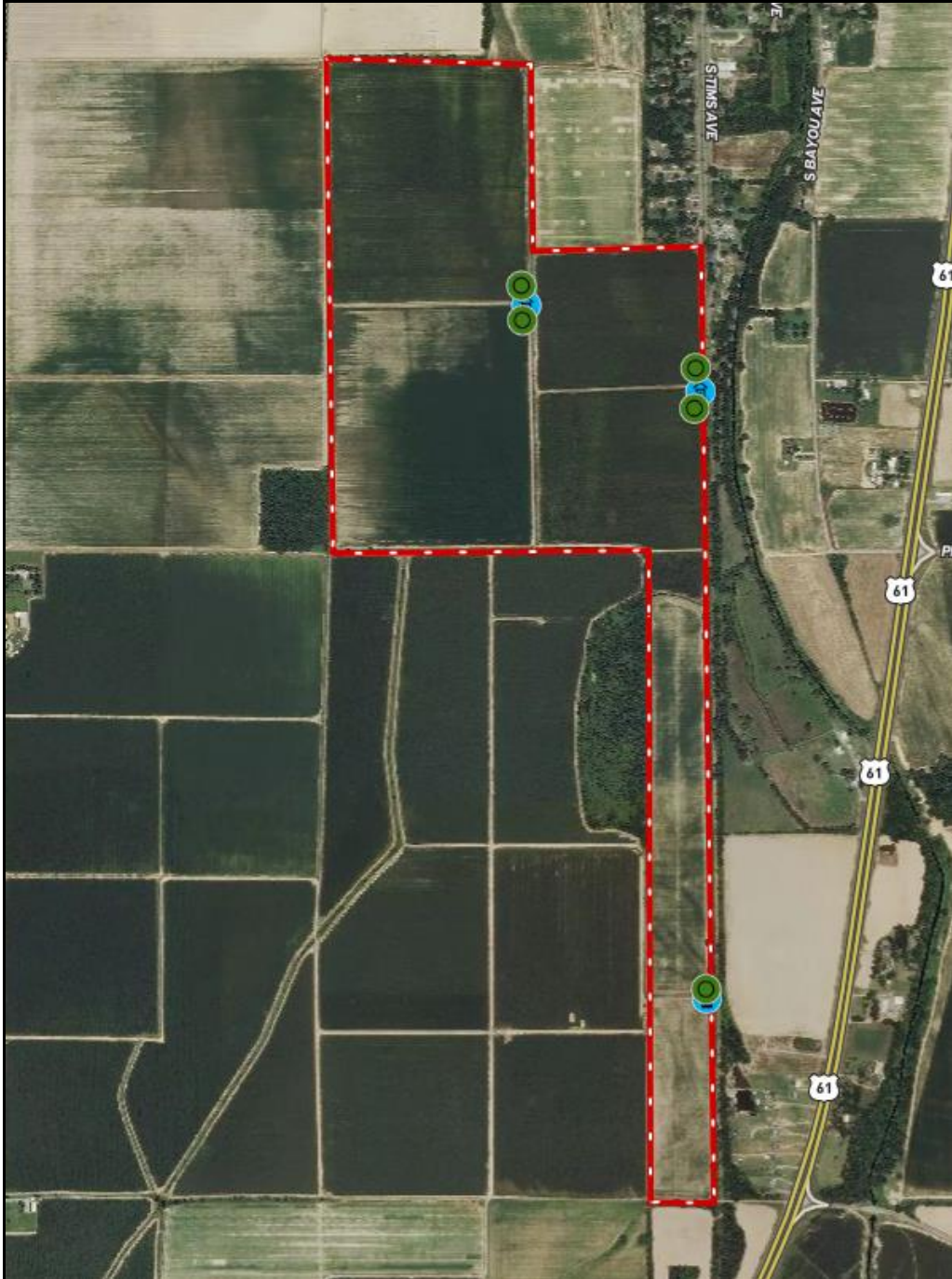
Gwin Smith or Shelby Smith
Rutledge Investment Company
5160 Sanderlin Avenue
Suite One
Memphis, Tennessee 38117
901-766-9041

TRACT LOCATION MAP



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BOYLE TRACT



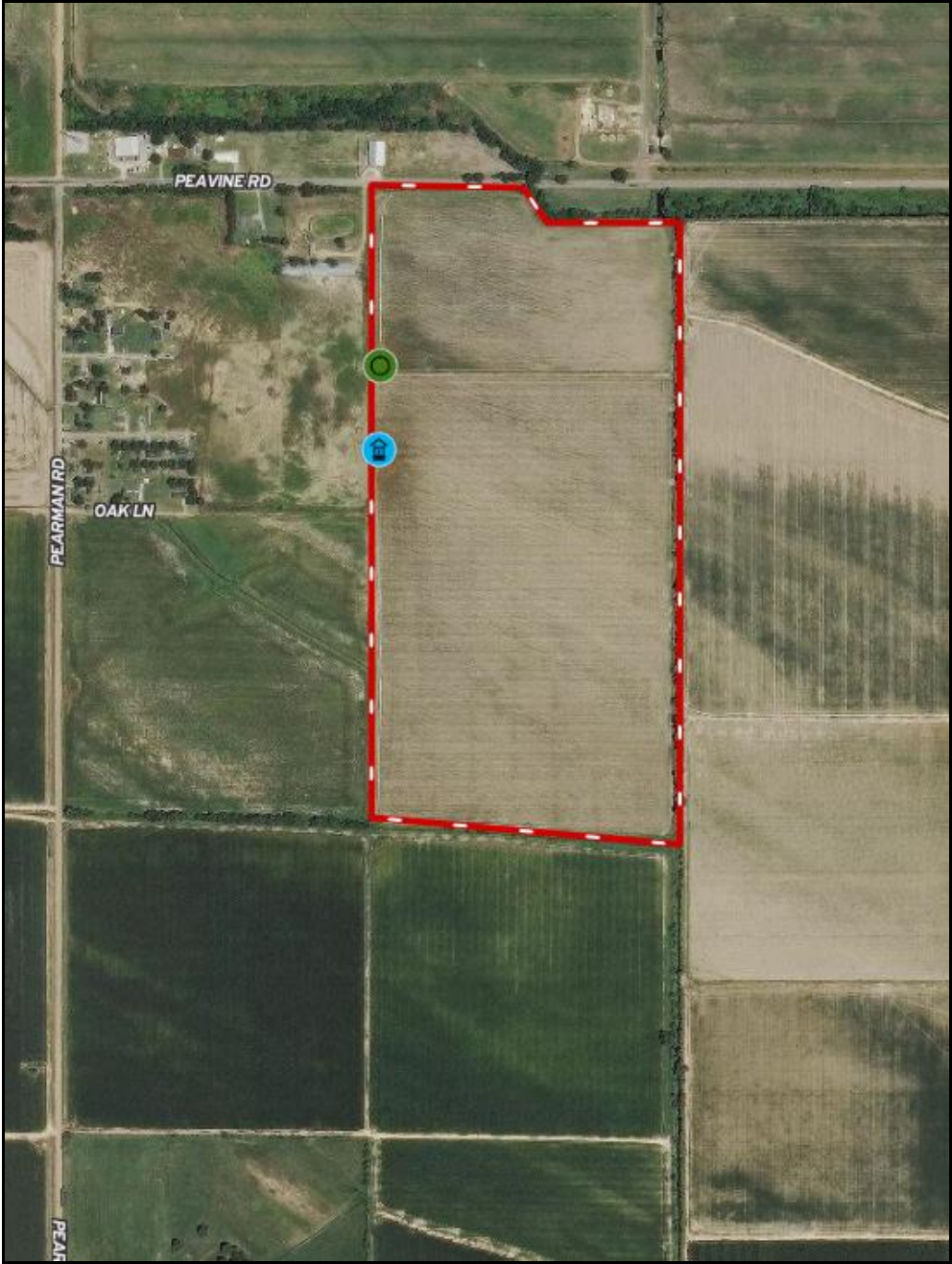
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SUNRISE TRACT



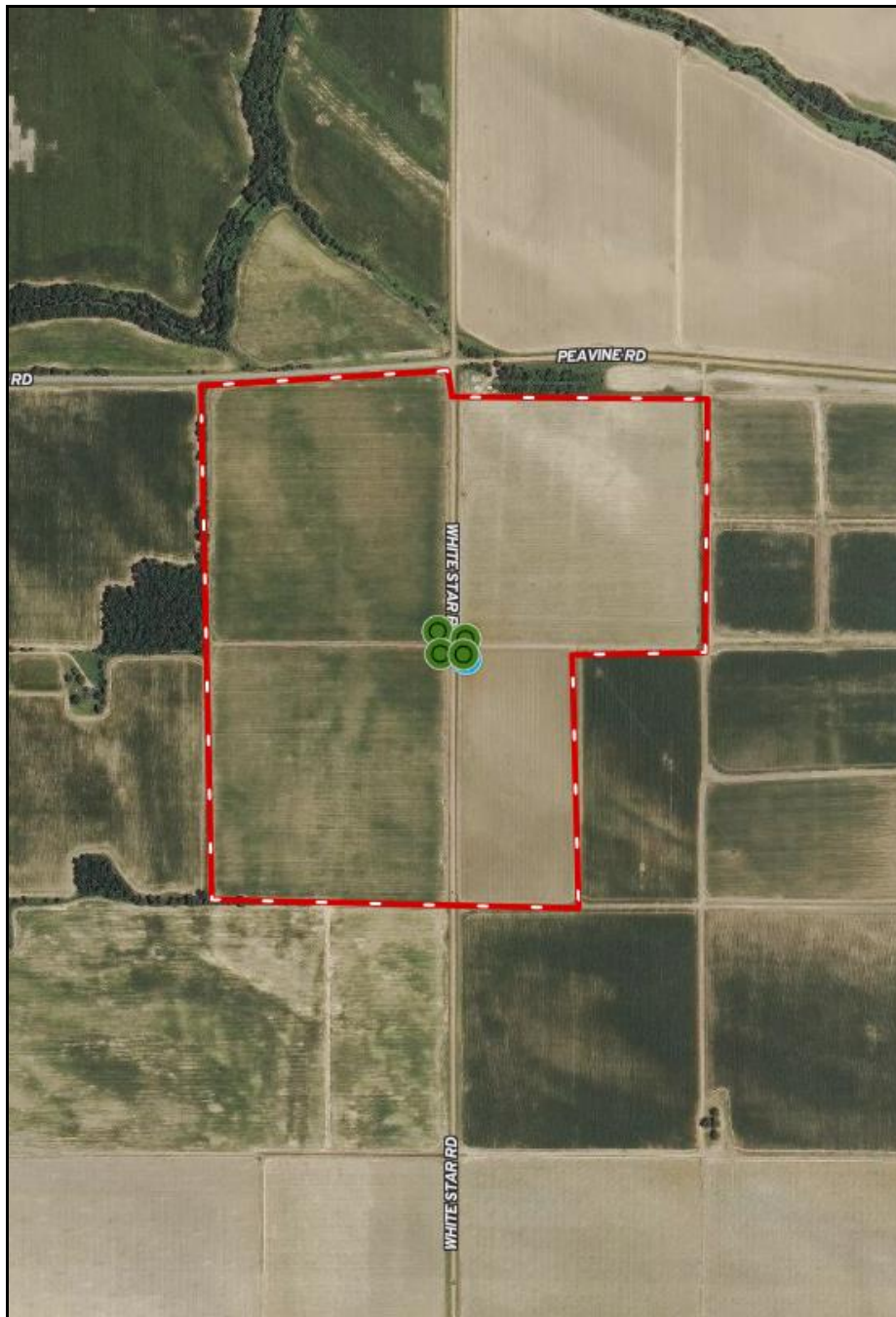
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PEVINE TRACT



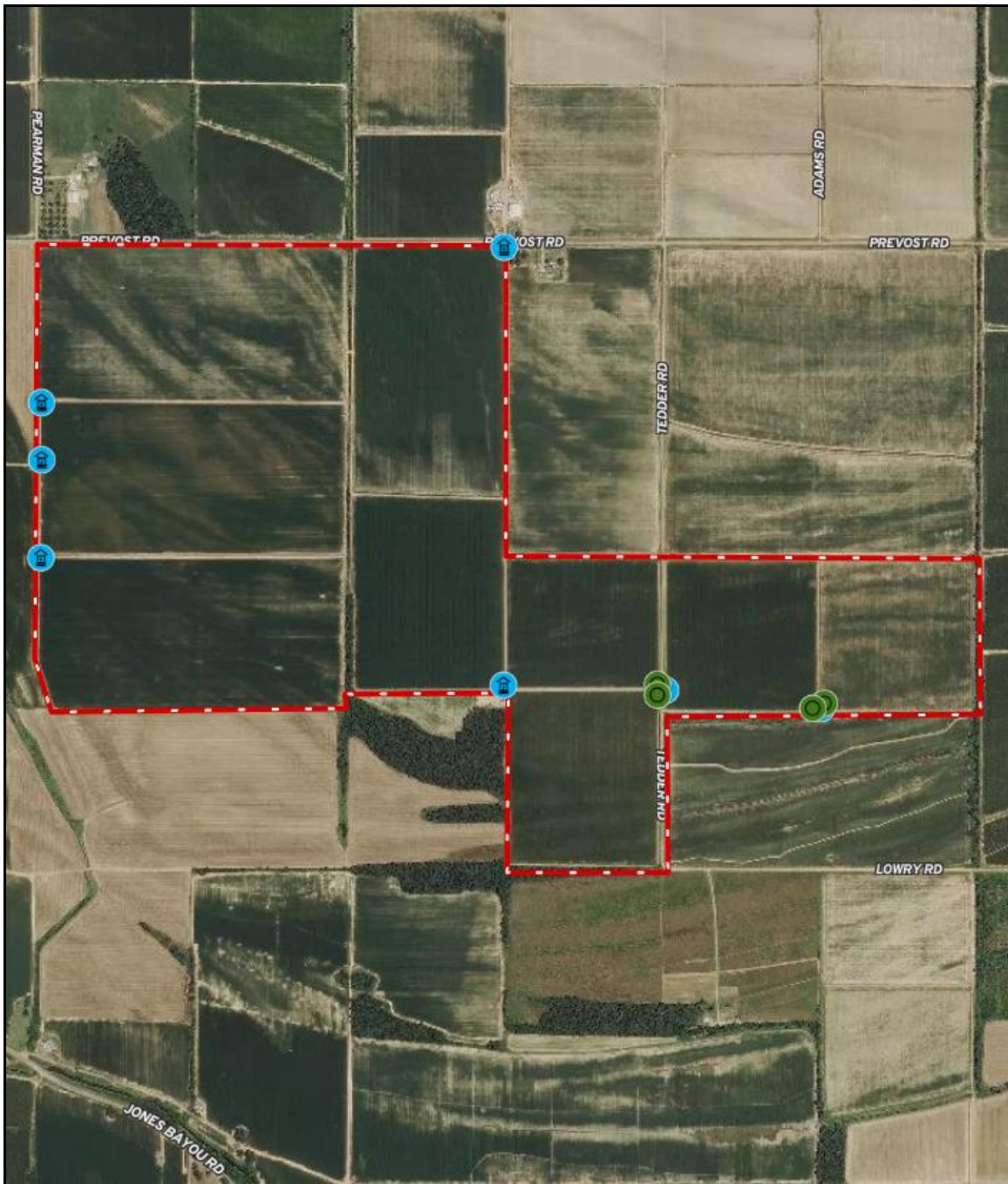
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WHITE STAR TRACTS



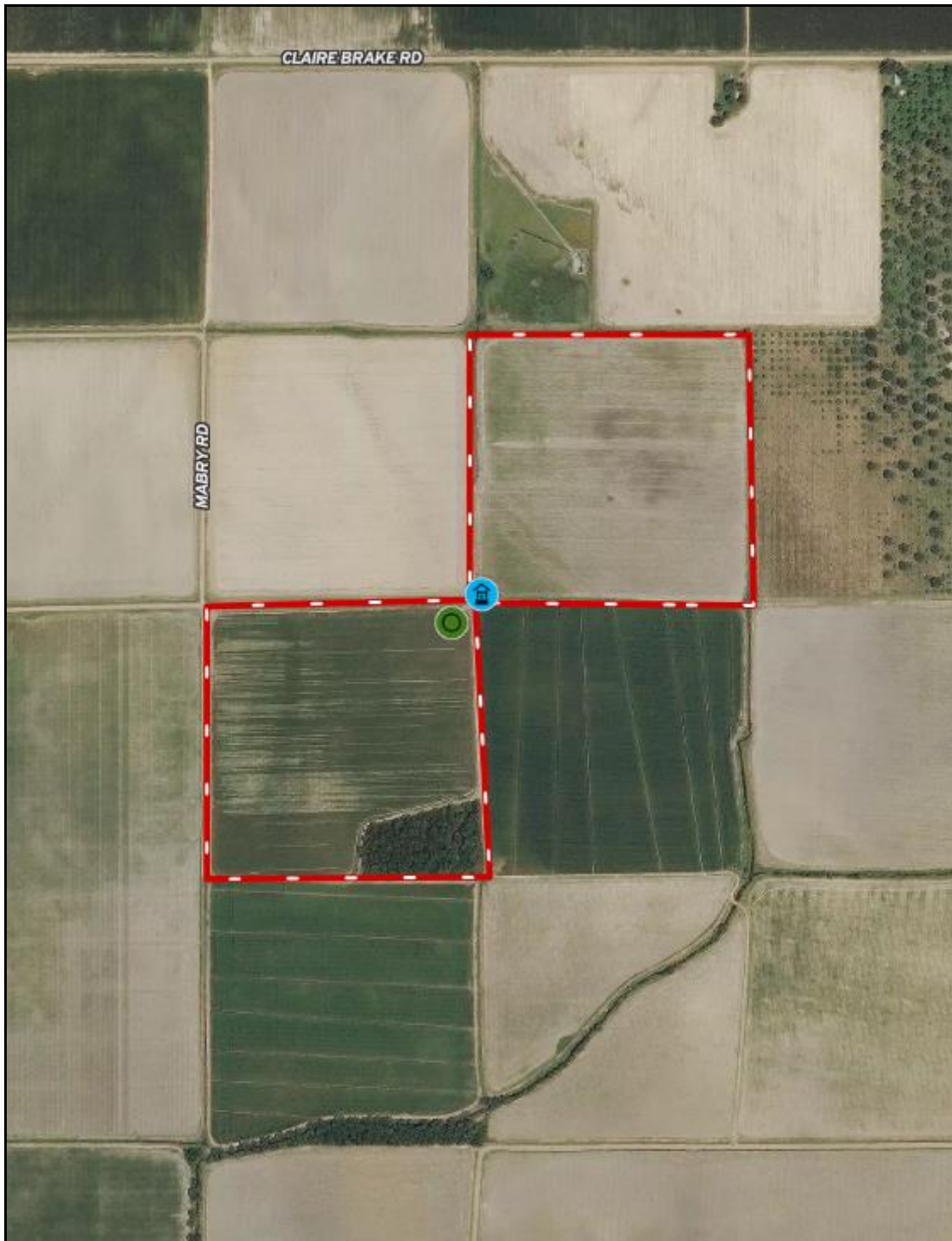
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TEDDER TRACT



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KIMBRELL TRACT



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GRAIN COMPLEX



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