



Reed Farm – Sold

2760 acres



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

Category: Sold

Price: \$ 12,948,600

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Area: 2760 acres

Type: Cropland

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 has all been precision leveled and is irrigated by numerous irrigation wells and a system of underground pipes and risers strategically placed throughout the farm. It is situated in multiple tracts all within a 7.50 mile radius.

Location:

The farm is situated in twelve separate, but geographically close tracts south of the Cleveland, MS and lying between Boyle, MS and the northern tip of Washington County. It is approximately an hour and one half north of Jackson, MS, the state capital. Access is by US Highway 61 and a series of county asphalt and gravel roads. There are numerous equipment dealers, chemical suppliers, cotton gins, and grain elevators in and around Cleveland and Indianola. There is also a high concentration of excellent quality farmers in this area.

Acres:

2,760.68 Total Acres

2,575.16 Tillable Acres

By appointment only. For appointment please contact:

Gwin Smith, Stephen Rainer, and Shelby Smith

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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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State: Mississippi
 County: Bolivar
 Location: 17-21N-5W
 Township: District 5
 Acres: 548.15
 Date: 9/12/2016

RIC Rutledge Investment Company
 Map Provided by **surety**
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Area Symbol: MS011, Soil Area Version: 11

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	% NCCPI Overall	% NCCPI Corn	% NCCPI Small Grains	% NCCPI Cotton
Pa	Pearson silt loam, 0 to 3 percent slopes (dundee)	130.38	23.8%	Yellow	IIIw	88	53	51	88
Bd	Brittain silt loam, 0 to 3 percent slopes (forestable)	66.50	12.1%	Red	IIIw	70	50	47	70
Dc	Dowling clay (sharkey)	70.23	12.8%	Green	Vw	40	4	40	13
Fe	Forestable silt clay loam, 0 to 3 percent slopes	48.58	8.9%	Red	IIIw	70	48	48	70
Gw	Sharkey silt clay, 0.5 to 3 percent	48.37	8.8%	Red	IIIw	55	33	42	55

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