



Stonewall Plantation Pending

2674 acres



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

Category: Sold

Price: \$ 12,750,000

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Area: 2674 acres

Type: Cropland

Description:

Stonewall Plantation is a highly productive investment grade Mississippi Delta farm. It is very well located just northwest of Thornton, MS along the north bank of Bee Lake. The farm has excellent access along Bee Lake Road, a public asphalt road, bisecting the length of the property. Additionally, Quafaloma Road splits the northern portion of the farm. Roughly, 73% of the farmed acreage is irrigated with 49% being watered down the row and 24% pivot irrigated. 27% is non-irrigated, but at least 150 acres could be efficiently irrigated with land leveling and additional irrigation wells. Most of the balance of the non-irrigated acres are small fields along Bee Lake and Tchula Lake as well as the pivot corners. The farm has 3 irrigation wells supporting 3 center pivots and a diesel powered permanent re-lift station along Bee Lake. There are 3 electric irrigation wells along the south side of Bee Lake Road and 7 portable re-lift stations with 6 being equipped with underground pipe to risers in the fields. There is three phase electricity along the roads to support additional electric wells.

The soils consist of 43.8% Class II Dubbs, Dundee and Collins silt loams. The balance is in Class III Alligator, Forestdale and Dowling silty clays and clays. The heavier soils are mostly silty clays that are very well suited for corn, cotton, and soybeans. The farm has a long history of cotton production, but over the last few years corn and soybeans have been the primary crops. The soils on this farm are some of the best in the Mississippi Delta.

Location:

Stonewall Plantation is 35 miles south of Greenwood, MS along US. Highway 49 East in the south Mississippi Delta in Holmes and Humphreys Counties. Jackson, the State Capitol, is 65 miles southeast. The property is one-mile northwest of Thornton, 15 miles northeast of Yazoo City and 10 miles northwest of Belzoni. It is in the heart of the lower Mississippi Delta and is very well located for farming, hunting and recreation.

Acreage:

- 2,673.7 based on county tax records less estimated acres being retained by seller
- 2,428.04 FSA Cropland Acres
- 1,775 Irrigated Acres
- 1191 Furrow Irrigated Acres
- 584 Pivot Irrigated Acres

USDA Crop Base

- Generic 1,693.2 acres at 975 lb
- Corn 219.9 acres at 159 bu
- Sunflowers 3.1 acres 660 lb
- Soybeans 441.6 acres at 38 bu

Lease:

The farm is leased for \$200/cropland acre through 2019. ½ Due March 15 and ½ Due October 15.

Taxes:

\$61,842

Improvements:

Three center pivots, 4 diesel wells and 3 electric wells. Several thousand feet of underground pipe and risers. Bee Lake re-lift stations are set to connect to underground pipe and risers in the fields. Small shop and grain bin.

Sales Price:

- \$5,250 per cropland acre.
- Final acreage totals to be determined upon survey completion.
- Estimated at \$12,750,000

Financing:

Rutledge Investment Company provides competitive financing on farm 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

gwin@rutledgeinvestment.com

stephen@rutledgeinvestment.com

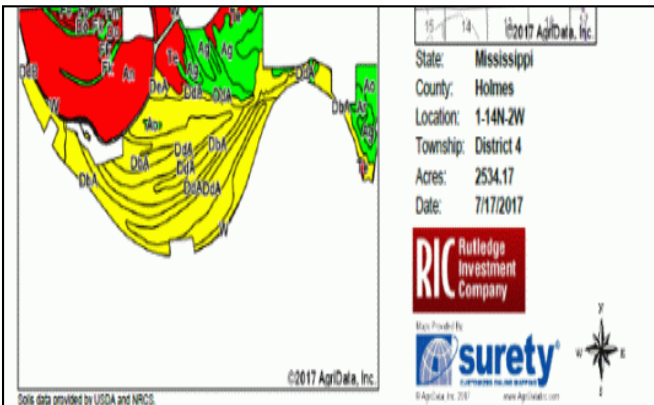
shelby@rutledgeinvestment.com

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Area Symbol: MS051, Soil Area Version: 11
 Area Symbol: MS053, Soil Area Version: 12

Code	Soil Description	Acres	Percent of field	Non-ir Class Legend	Non-ir Class %	NCCPI Overall
DBA	Dubois silt loam, 0 to 2 percent slopes, rarely flooded	527.07	20.8%		IIIe	90
DDB	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	481.63	19.0%		IIIe	89
A	Alligator, Dowling, and Forestlake soils, frequently flooded (alligator, alligator, forestlake)	427.30	16.8%		IIIe	44
Ag	Alligator clay, frequently flooded	199.86	7.9%		IVe	15
Te	Texas silty clay loam, 0 to 1 percent slopes, occasionally flooded	178.08	6.9%		IIIe	73
DDB	Dundee silt loam, 2 to 5 percent slopes, moderately eroded, rarely flooded	131.65	5.2%		IIIe	87
AD	Alligator silty clay, occasionally flooded	102.29	4.0%		IVe	46
AI	Alligator silty clay loam, occasionally flooded	95.90	3.8%		IVe	49
DDB	Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded	85.30	3.4%		IIIe	87
DBA	Dubois silty clay loam, 0 to 2 percent slopes, rarely flooded	72.10	2.8%		IIIe	84
W	Water	55.47	2.2%			0



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