



**Swindoll Darby – Sold**

**359 acres**



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

**Category: Sold**

**Price: \$ 1,500,000**

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**Area:** 359 acres

**Type:** Cropland

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### **Description:**

The Swindoll Farm is a North Mississippi Delta rice and grain farm situated in a strong farming community. There are 359 irrigated acres and 308.7 acres have been land formed. The farm is improved with 3 irrigation wells and a system of underground pipe and risers. In addition to cropland, the farm is located in a duck flyway and has good potential for hunting duck hunting.

### **Location:**

The farm is located east of the community of Robinsonville and south of US Interstate 69 at Banks, MS. It is approximately 11 miles northeast of Tunica and 12 miles west of Hernando. Memphis, Tennessee is 20 minutes north. Access is by Counce Road, a county asphalt road, which forms the north boundary and connects to Mississippi Highway 3 and U.S. Highway 61. There are numerous equipment dealers, chemical suppliers, cotton gins, and grain elevators in the area. There is also a high concentration of good quality farmers in this area.

### **Acreage:**

Total Acres 359.0

Cultivated Acres 345.1

Land formed acres 308.7 (not precision leveled)

### **Soils:**

100% Sharkey Clay

### **Improvements:**

3 irrigation wells

For appointment please contact:

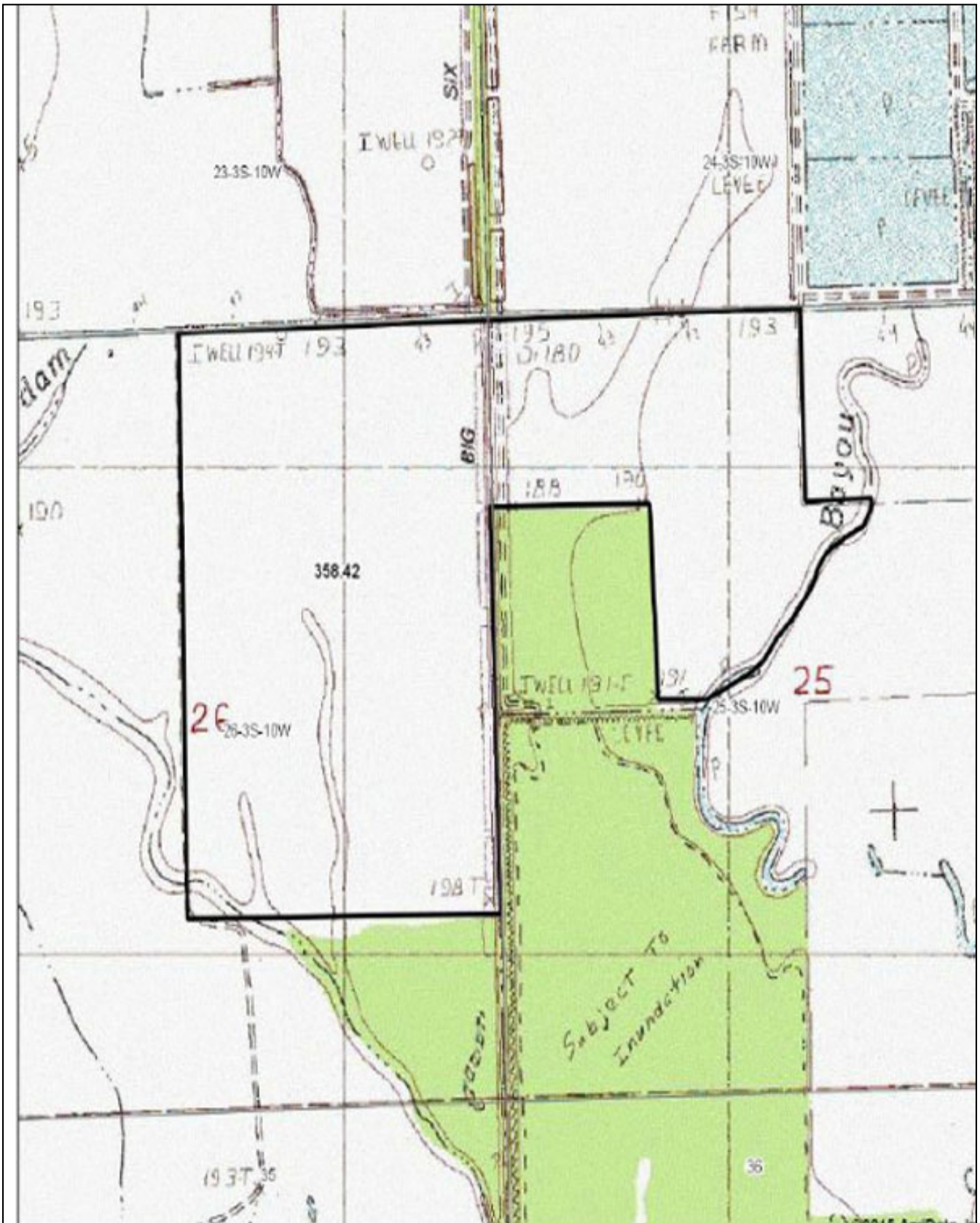
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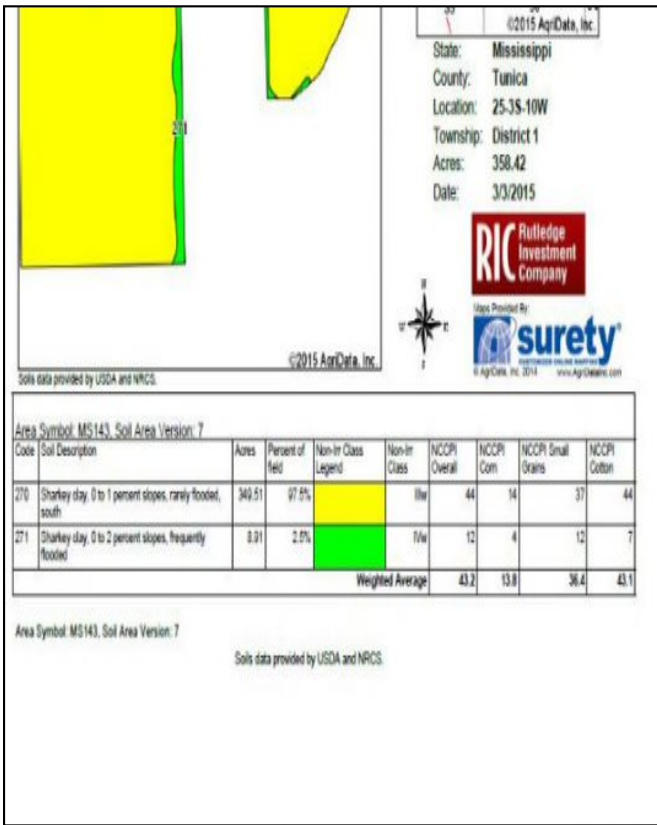
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