

The Ashley Graves Farm

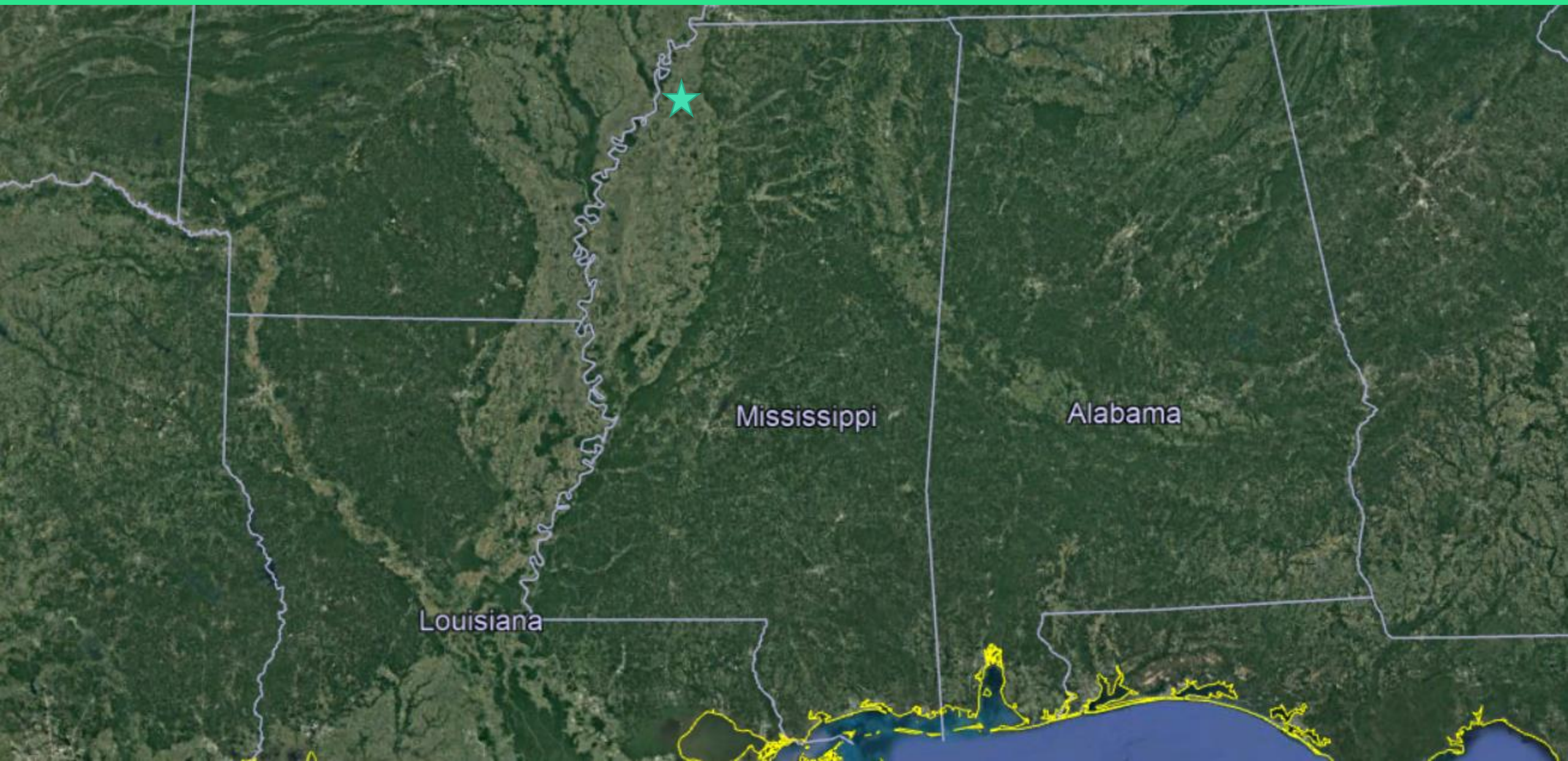
📍 Tunica and Quitman County, Mississippi

1252 acres +/-

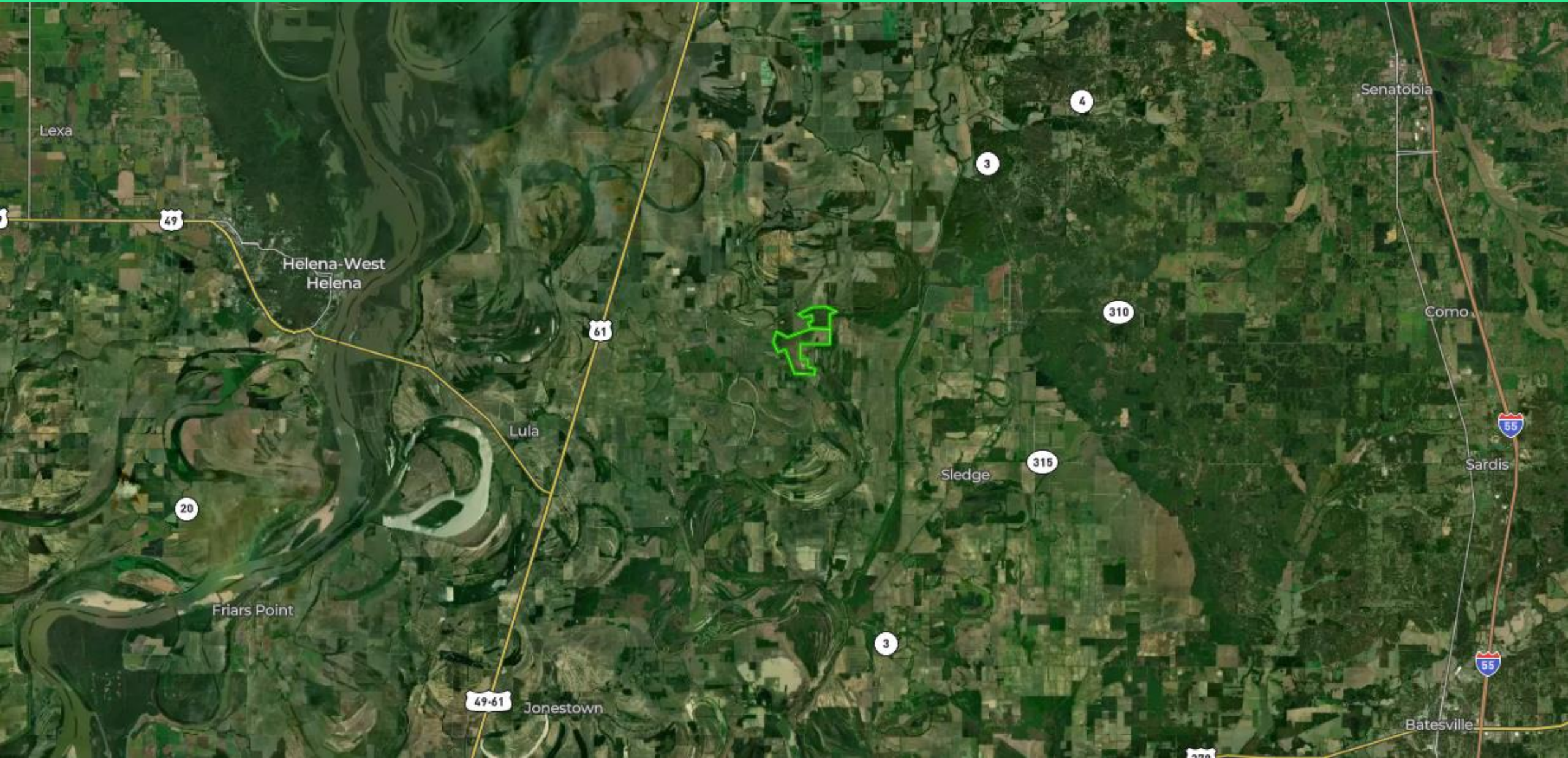
\$5,650,000 or **\$4,513** per acre

acrePRO
GWIN SMITH LAND GROUP

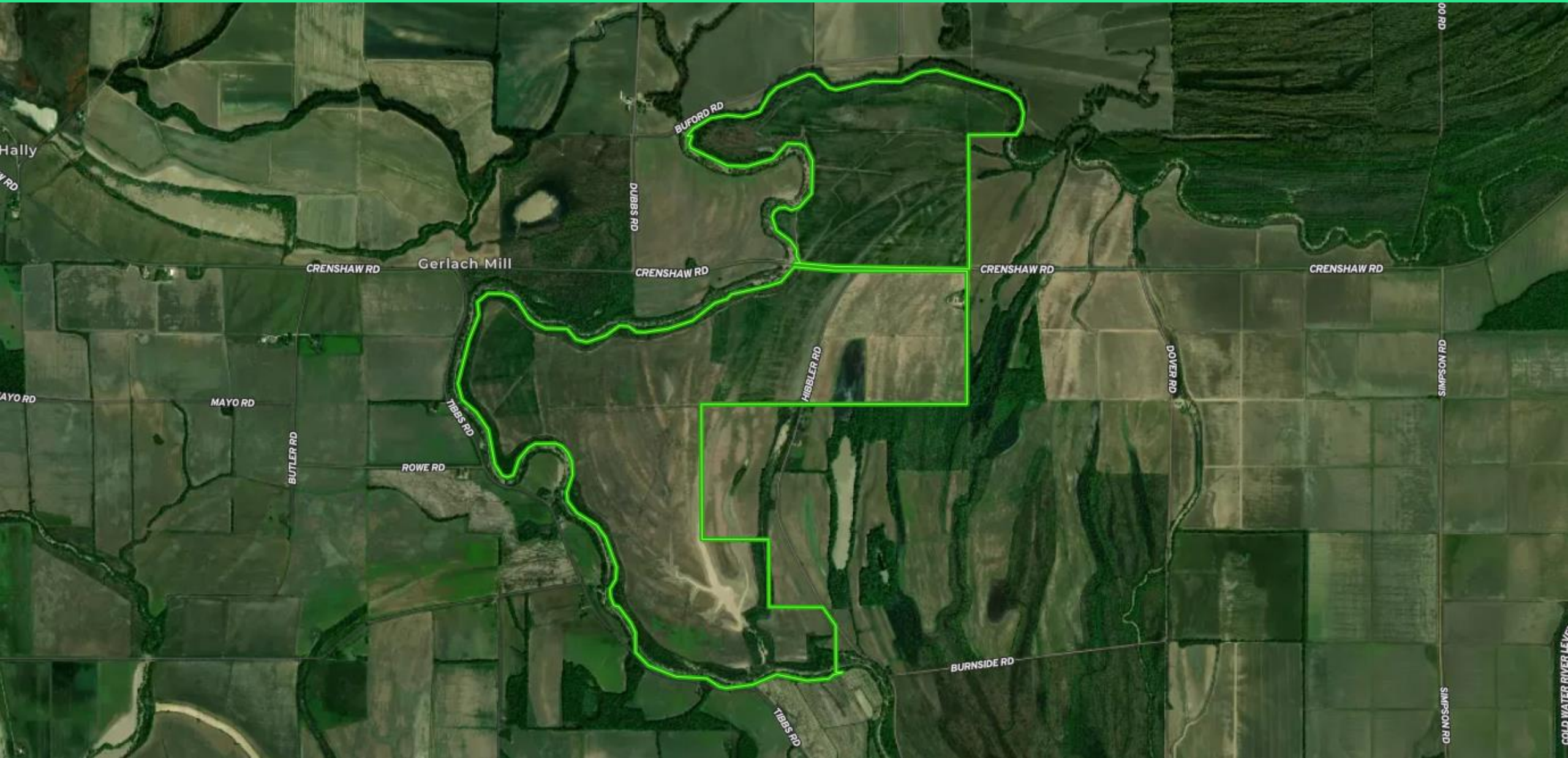
State View



Local Area



Property Overview



Highlights



Irrigated Cropland Acres

With over 1,019 cultivated acres, 819 of which irrigated by furrow and pivot irrigation systems this farm is suitable for a multitude of crops



The Mississippi Flyway

The Mississippi flyway provides some of the best duck hunting in the world, with millions of waterfowl harvested every year



Prime Location

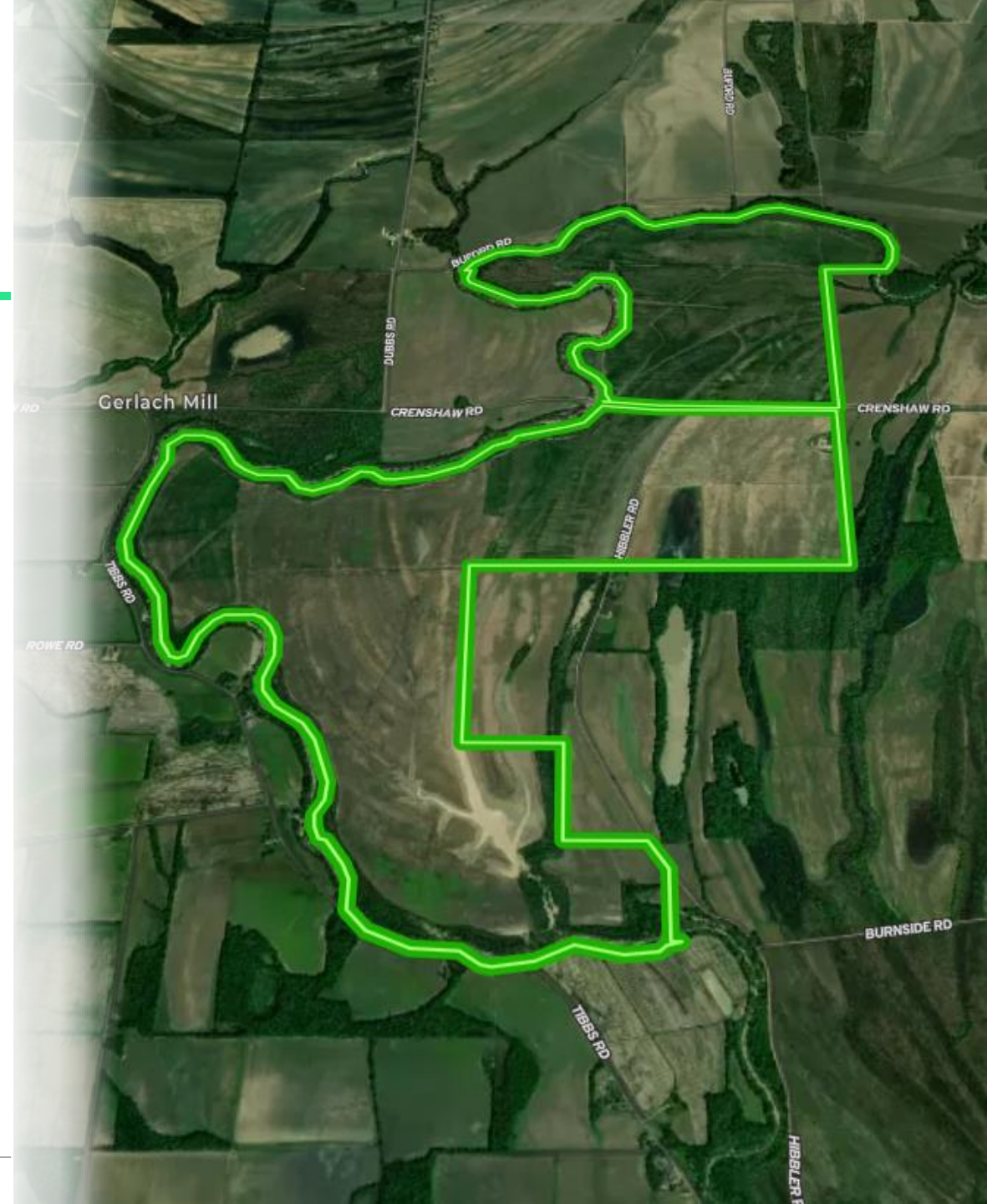
Located east of state highway 61, an hour from Memphis and just 11 miles from Tunica, MS, the farm possesses great transportation access

Summary

The Ashley Graves farm is a good quality and versatile Mississippi Delta farm situated in an excellent farming community. It is partially irrigated by 6 irrigation wells, 4 pivots, and underground pipe and risers strategically placed throughout the farm.

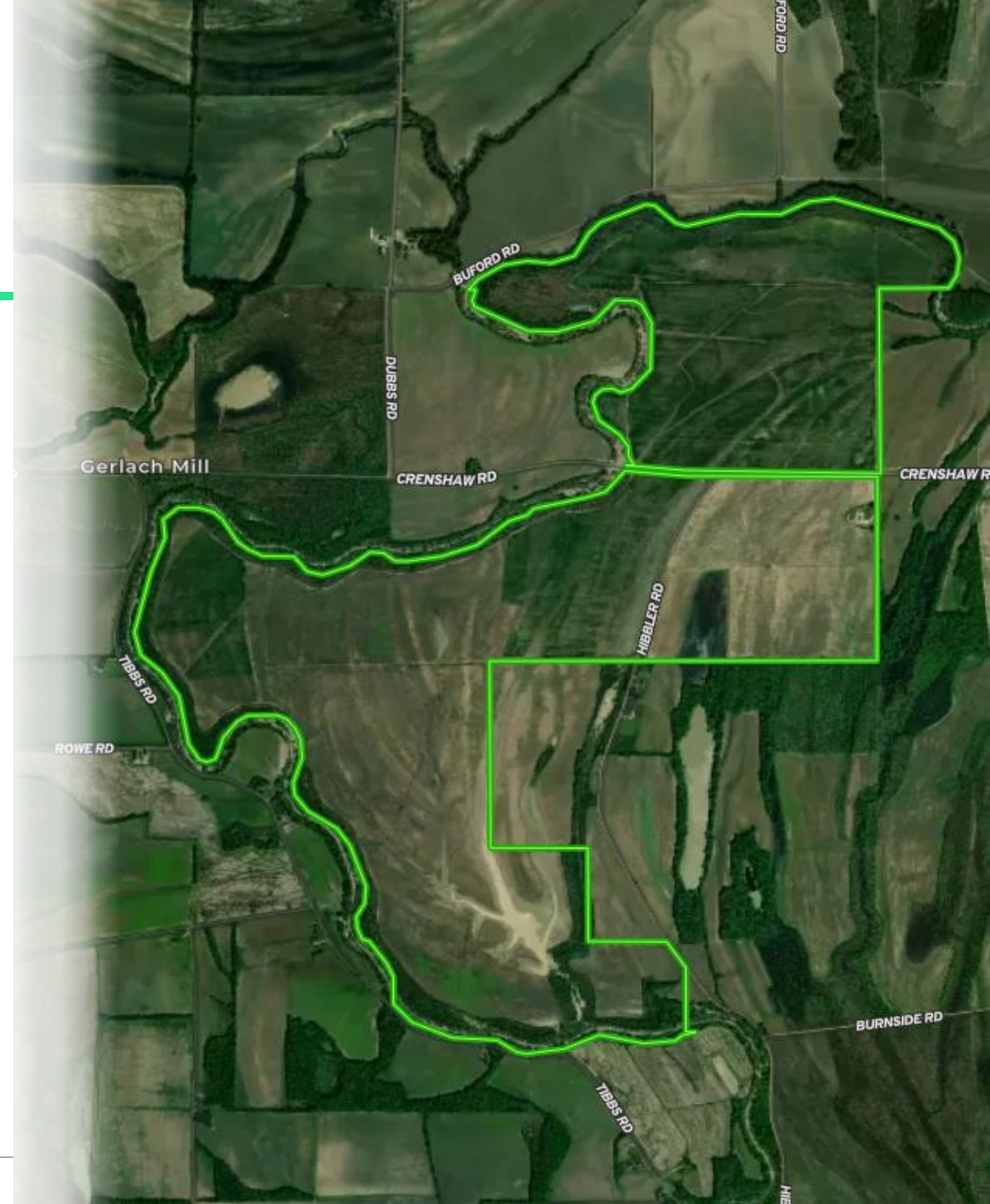
Located 11 miles southeast of Tunica, MS approximately 23 miles northeast of Clarksdale, and approximately an hour south of Memphis. Access is by a county asphalt road which bisects the farm. Mississippi Highway 61 is 5 miles west. There are numerous equipment dealers, chemical suppliers, and grain elevators in Tunica and Clarksdale. There are also many good quality farmers in this area.

There are 1,252 total taxable acres, 1,019.77 cultivated acres of which 268.95 are precision or furrow irrigated, 550.1 acres are irrigated by 4 center pivot systems, and the remaining 202.14 cropland acres are non-irrigated. There are 153.71 acres of CRP with an annual payment of \$21,408 for 10 more years. The drains are clean and well maintained. The property is well drained and in good agricultural condition.



Property Characteristics

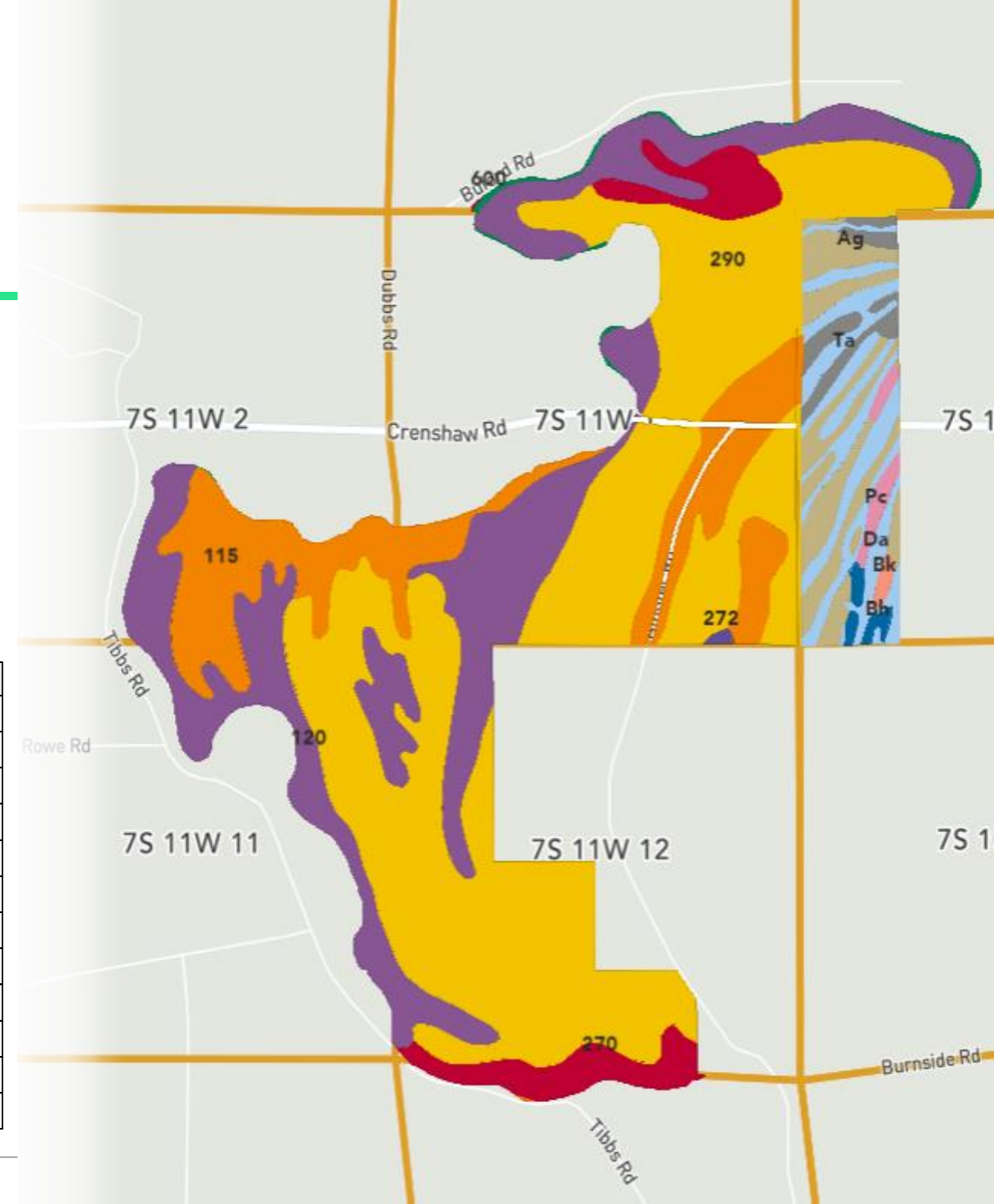
- 1,252-acre row crop farm
 - 1,019.77 cropland acres
 - 268.95 precision or furrow irrigated acres
 - 550.1 center pivot irrigated acres
 - 153.71 CRP Acres
 - Paying \$21,408 annually
- Located east of highway 61, 11 miles southeast of Tunica, MS approximately 23 miles northeast of Clarksdale, and approximately an hour south of Memphis.
- FSA Base - Crop Acres - PLC Yield
 - LG Rice - 19.41 - 7290 lb
 - Cotton - 388.08 - 1732 lb
 - Milo - 18.15 - 63 bu
 - Soybeans - 359.43 - 37 bu
 - Wheat - 127.51 - 79 bu
 - Generic - 97.02 - 0



Soil Profile

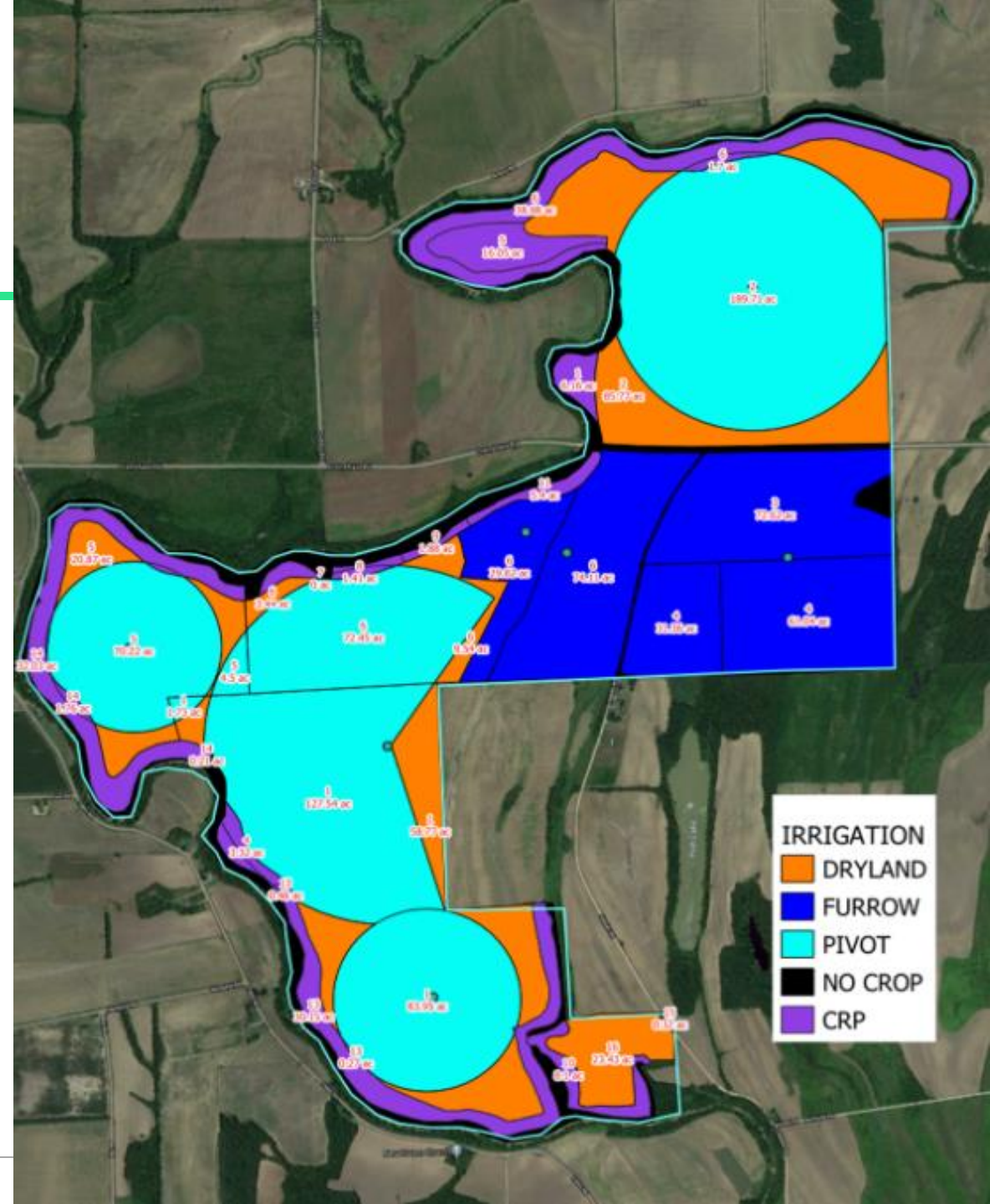
- The majority of soils consist of Alligator, Dowling, and Sharkey clays with Tensas silty clay loam and Dundee silt loam
- These are versatile soils with the capability of growing cotton, corn, rice, soybeans and wheat.

SOIL DESCRIPTION	Acres	Percent of Field	Soil Class	NCCPI
Alligator clay, 0 to 1 percent slopes, rarely flooded, east	571.59	46.40%	3	44.1
Tensas silty clay loam, 0 to 2 percent slopes	282.31	22.90%	3	74.3
Dundee silt loam, 0 to 2 percent slopes, rarely flooded	159.9	13.00%	2	87.6
Dowling clay and silty clay (sharkey)	63.72	5.20%	5	39.9
Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	59.32	4.80%	3	42.6
Alligator and Sharkey clays, nearly level phases	55.35	4.50%	3	53.4
Tunica silty clay, nearly level phase	15.67	1.30%	3	71.3
Water	7.37	0.60%	-	-
Pearson silty clay loam, nearly level phase (dubbs)	6.97	0.60%	1	83.8
Brittain silty clay loam, nearly level phase (amagon)	5.22	0.40%	3	79.5
Brittain silty clay loam, gently sloping phase (amagon)	2.34	0.20%	3	79.3
Sharkey clay, ponded	1.17	0.10%	7	6.1



Irrigation Map

- The farm features multiple irrigation improvements including:
 - 6 Irrigation wells
 - 4 Center pivots
 - Underground pipe work
 - Risers



For more information:

Gwin Smith Land Group

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GWIN SMITH LAND GROUP

 Office : 901-766-9041 | Mobile : 901-359-7159

 shelby@ricag.com or gwin@ricag.com
