

The Sollitt Farm

📍 Sunflower County, Mississippi

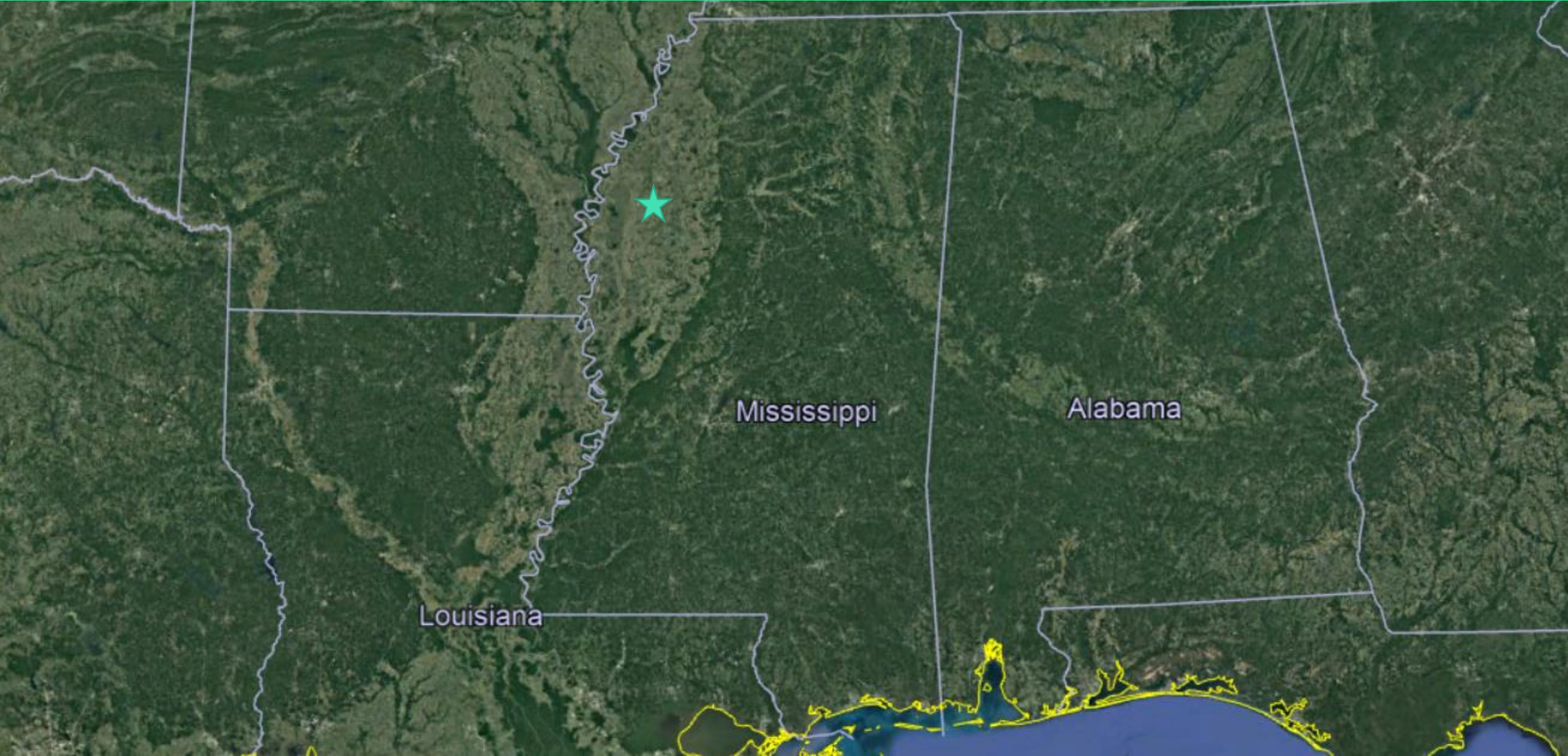
1,434 acres +/-

\$6,200,000 or **\$4,324** per acre

acrePRO

GWIN SMITH LAND GROUP

State View

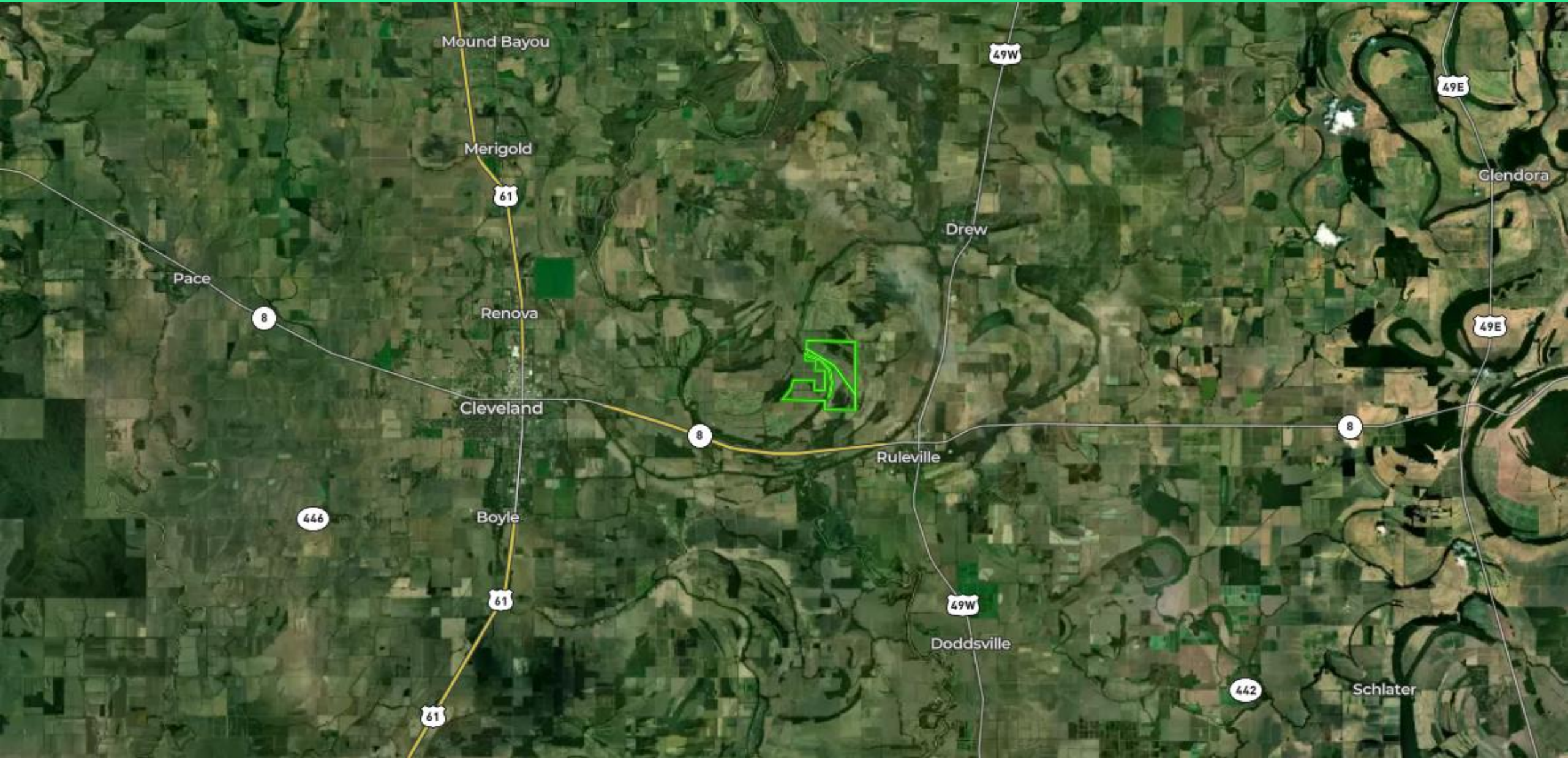


Louisiana

Mississippi

Alabama

Local Area



Property Overview



Highlights



High Quality Irrigated and Levelled Cropland

Over 990 cultivated acres of versatile soils with the capability of growing cotton, corn, rice, soybeans and wheat



Recreational Potential

The farm features a robust wildlife presence that could present opportunities for deer, waterfowl, dove, and more



Prime Location

Located just off US. Highway 49 and Mississippi State Highway 8, just 8 miles from Cleveland, the tract has great transportation access

Summary

The Sollitt Farm is a good quality and versatile Mississippi Delta farm situated in an excellent farming community. It is precision leveled and partially irrigated by 5 irrigation wells, a tailwater recovery system and a system of underground pipe and risers strategically placed throughout the farm.

The farm is located northeast of the community of Ruleville, MS approximately 8 miles east of Cleveland, 19 miles north of Indianola. Access is by county gravel roads which bisects the farm. Mississippi Highway 8 is 1 mile south. There are numerous equipment dealers, chemical suppliers, and grain elevators in Cleveland and Indianola. There are also a many good quality farmers in this area.

There are 1,434.6 total taxable acres, 990.43 cultivated acres of which 214 are precision leveled to grade. All the precision leveled land has raised roads around the fields. There is a ½ turn center pivot system. The drains are clean and well maintained. The property is well drained and in good agricultural condition. There are several blocks of woods that provide both deer and waterfowl opportunities and the farm has a hunting lease.

Property Characteristics

- 1,434-acre row crop farm
 - 990.43 Cropland acres
 - 214 Precision Leveled acres
 - Irrigated partially by pivot and furrow irrigation systems
- Wells and underground pipe along with two houses which have been rented by duck hunters in the past and a metal shop building.
- Located northeast of Ruleville, 8 miles east of Cleveland, and 19 miles south of Indianola
- FSA Base - Acres - PLC Yield
 - LG Rice - 304.71 - 3984 lb
 - Cotton - 397.09 - 1774 lb
 - Milo - 33.66 - 49 bu
 - Corn - 48.21 - 86 bu
 - Wheat - 144.53 - 37 bu
 - Generic - 99.27 - 0



Soil Profile

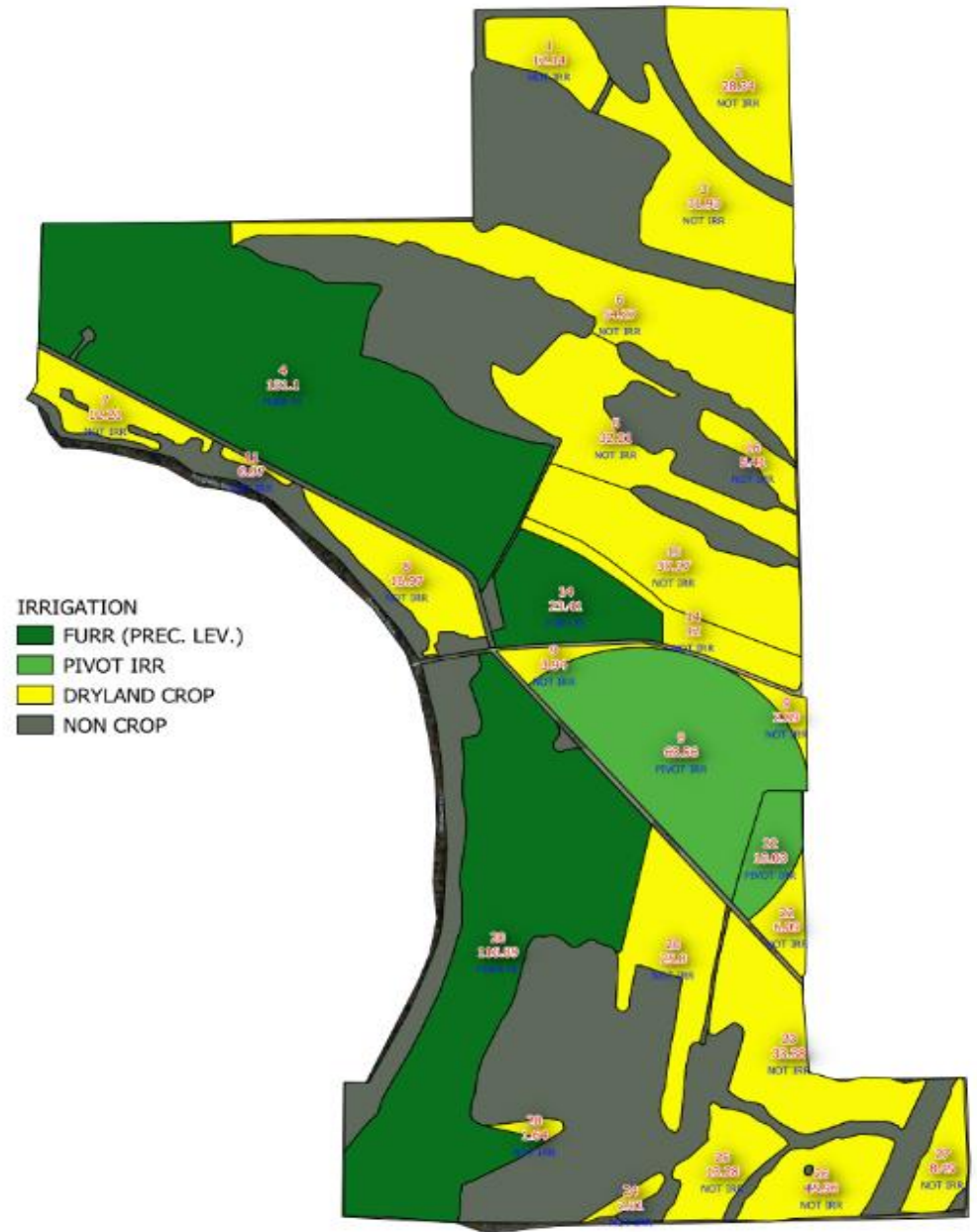
- The soils are approximately 41% Class I and II, 59% Class III, IV and V. These are versatile soils with the capability of growing cotton, corn, rice, soybeans and wheat.
- The topography is some precision leveled, some relatively flat, and some gently rolling.

SOIL DESCRIPTION	Acres	Percent of Field	Soil Class	NCCPI
Dundee silt loam, 0 to 3 percent slopes, rarely flooded	325	23.70%	2	87
Dowling soils, overwash phases (sharkey)	302.04	22.00%	4	56.4
Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	195.57	14.30%	2	87.4
Forestdale silt loam, 0.5 to 3 percent slopes	180.46	13.20%	3	69.5
Alligator silty clay, 0.5 to 3 percent slopes	104.15	7.60%	3	52.7
Forestdale silty clay loam, 0.5 to 3 percent slopes	93.99	6.90%	3	69.5
Dowling clay (sharkey)	76.4	5.60%	5	39.9
Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	31.55	2.30%	2	90.1
Dubbs silt loam, 0 to 3 percent slopes	25.36	1.90%	1	90.1
Alligator silty clay, 3 to 7 percent slopes	14.4	1.10%	3	52.4
Forestdale silty clay loam, 7 to 10 percent slopes	8.01	0.60%	3	67.7
Dundee silty clay loam, 7 to 10 percent slopes	5.54	0.40%	3	83.7
Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	4.05	0.30%	4	85.3
Forestdale silt loam, 3 to 7 percent slopes	3.6	0.30%	3	68.8



Irrigation Map - East

- The eastern portion of the farm consists of partial furrow irrigation with a single pivot
- The tract also includes non-irrigated cropland and added timber



Irrigation Map - West

- The western portion of the farm consists of partial furrow irrigation
- The tract also includes non-irrigated cropland and added timber



For more information:

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