



For Sale

Brooks Road Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

67.5 ± acres

Quitman County, MS

Size: 67.5± total acres, 64.0± FSA cropland

Possession: At closing, subject to existing farmland lease.

Location: This farm is located in Quitman County, Mississippi and is adjacent to the southeast boundary of the town of Marks, MS.

Showing: By appointment only.

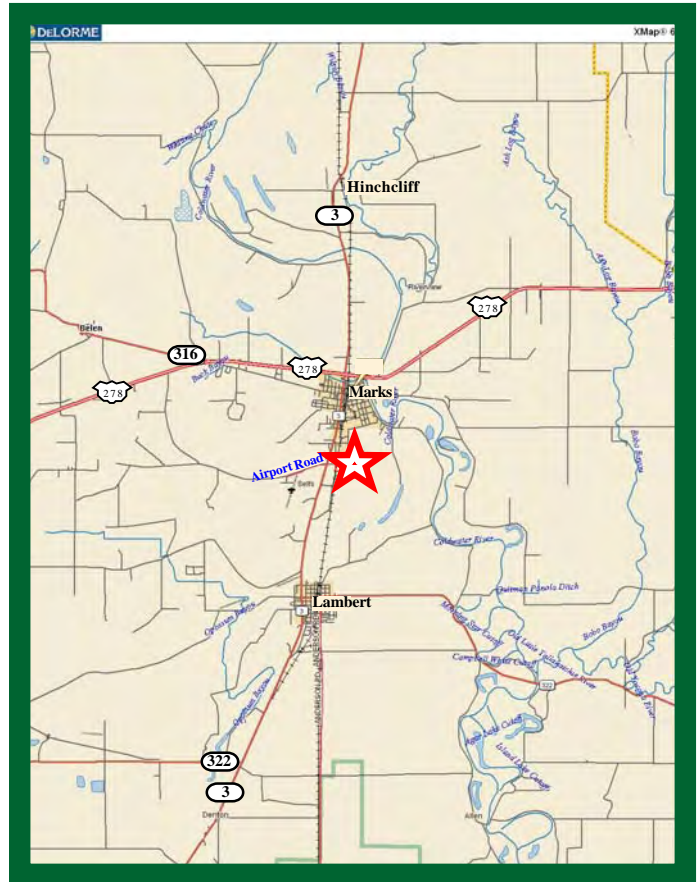
Management: Professional farm management is available.

FSA Data: (2010)	Crop	Base Acres	Yield
	Cotton	34.1	477 lb.
	Wheat	14.3	38 bu.
	Grain Sorghum	7.0	39 bu.

Description: This farm lies adjacent to the southeast boundary of the town of Marks, MS. along Brooks Road, a paved county road just off of Highway 3. With a very high percentage of Class I and II silt loam soils, this farm has excellent production potential. This dryland tract has been dedicated primarily to grain production in recent years but is suitable for cotton. The property looks to be easily improved with good drainage from the field. The farm is approximately 95% cropland with a high percentage of FSA bases.

Soils: Predominant cropland soil types are Dundee and Dubbs sandy and silt loams, with some Sharkey clay.

Taxes: 2010: \$1,107.69 (approximately \$16.41 per acre)



See reverse side for additional maps.

For more information contact:
Murry McClintock - Real Estate Salesperson
Tel: (662) 363-1801
Agent for Seller

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Quitman County, MS



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Property Aerial Map



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Maps provided by:



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map center: 34° 14' 14.7, 90° 16' 19.64
scale: 10171

2-27N-1W
Quitman County
Mississippi



7/7/2011

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

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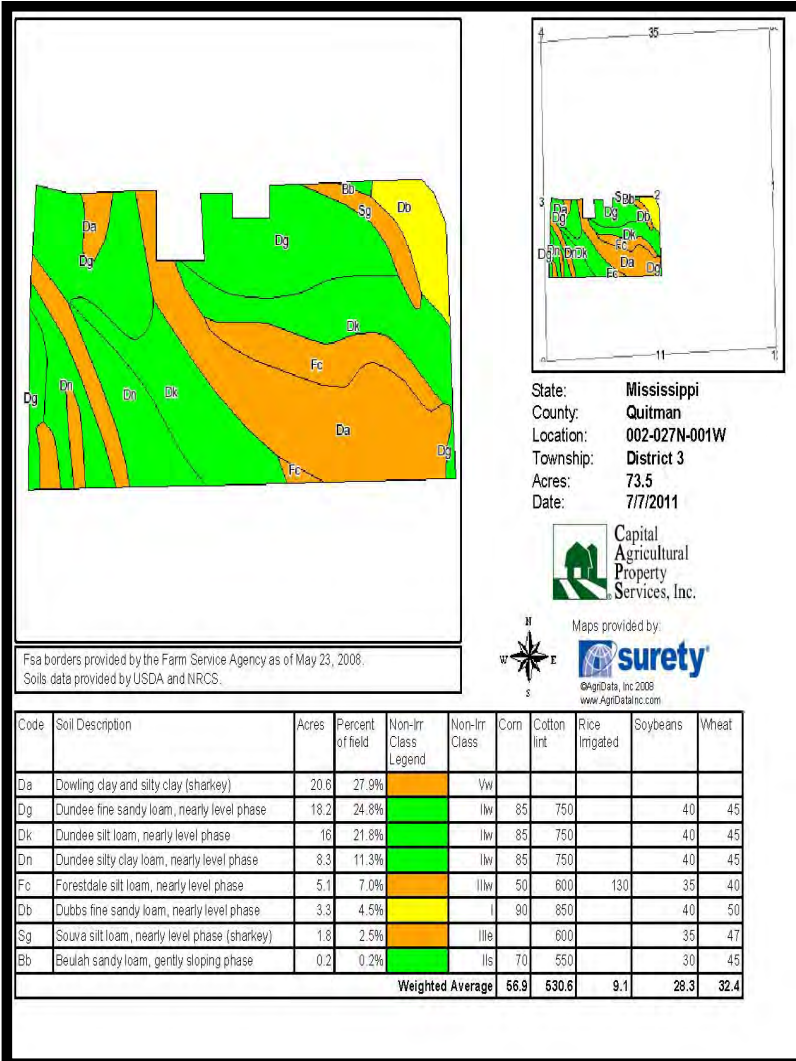
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Property Soils and Topography Maps



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