



For Sale

Hambrick Road Property



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

46.3 + acres
Tunica County, MS

Size: 47.3± total acres, 47.3± FSA cropland

Possession: At closing, subject to existing farmland lease.

Location: This farm is located in Tunica County, Mississippi on Old Highway 61 and Hambrick Road, 2.5 miles south of Robinsonville, MS, 7 miles north of Tunica, MS

Showing: By appointment only.

Management: Professional farm management is available.

FSA Data: (2012)	Crop	Base Acre	Direct & CC	Yield
	Soybeans	47.3	27 bu	32 bu

* Base acres & payments are **estimates** based upon the Farm Security & Rural Investment Act of 2002 and are subject to final approval of the local Farm Service Agency.

Description: This investment grade property lies 2.5 miles south of Robinsonville, MS. and 7 miles north of Tunica along Old Highway 61 and Hambrick Road, both paved county roads just off of Highway 61. The tract is already platted for future development with all utilities available just south of the Tunica Economic Development Zone. The current farm has a very high percentage of Class I silt loam soils with excellent production potential. This cropland 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.

Soils: Cropland soil types are Dundee and Commerce sandy, silt and silty clay loams.

Taxes: 2011: \$274.49 (approximately \$5.97 per ac)



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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Property Aerial Map



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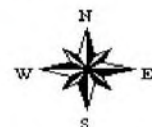
Maps provided by:



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map center: 34° 47' 6.54, 90° 20' 32.82
scale: 4943



10/13/2011

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

Hambrick Road Property

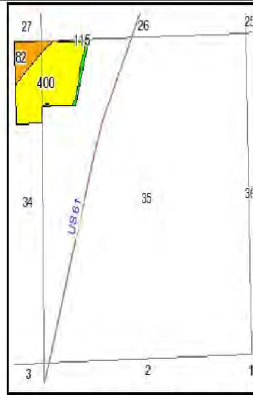
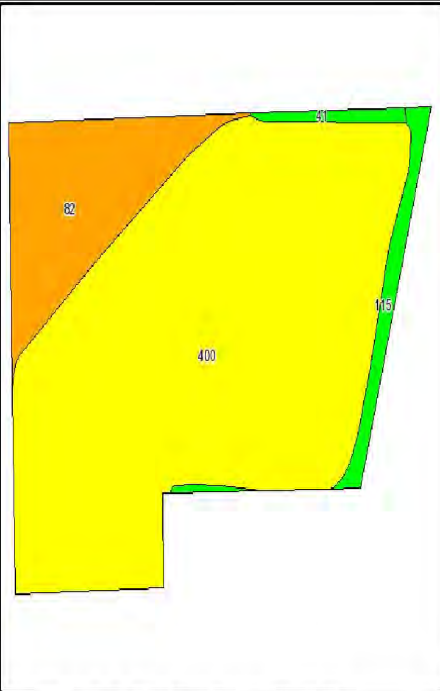
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Property Soils and Topography Maps

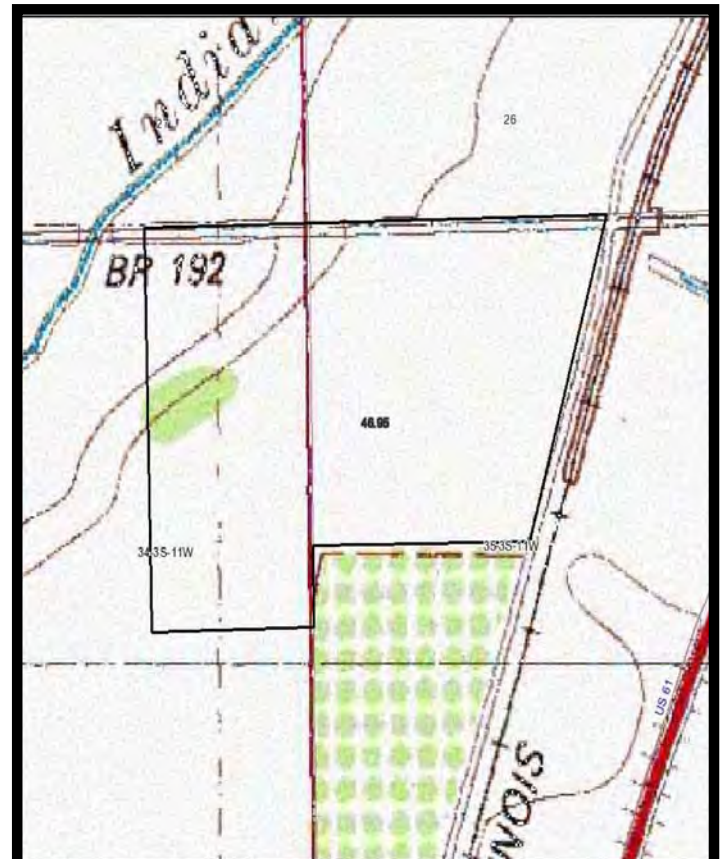


State: Mississippi
County: Tunica
Location: 035-003S-011W
Township: District 1
Acres: 46.9
Date: 10/13/2011



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Com	Cotton lint	Soybeans	Wheat
400	Teksob, Askew and Dundee very fine sandy loams, land leveled	37	78.7%	Yellow	I	85	750	35	50
82	Commerce silty clay loam, 0 to 2 percent slopes, frequently flooded	7.8	16.3%	Orange	IIW			30	50
115	Dundee silt loam, 0 to 2 percent slopes	1.8	3.9%	Green	IIW	85	750	40	45
41	Teksob very fine sandy loam, 0 to 2 percent slopes	0.5	1.2%	Light Green	Ile	85	750	35	50
Weighted Average						71.2	628.5	34.4	49.9



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35-3S-11W
Tunica County
Mississippi

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