



For Sale

Thomasson Bayou Farm



Capital
Agricultural
Property
Services, Inc.

www.capitalag.com

547.0 ± acres

Quitman County, MS

Size: 547.0± total acres, 487.1± FSA cropland, 480± irrigated acres, 59.9± ditches & sloughs

Possession: At closing, subject to existing farmland lease.

Showing: By appointment only.

Management: Professional farm management is available.

Location: This farm is located in northwest Quitman county, 4.1 miles west of Sledge, MS, and 17 miles southeast of Tunica, MS.

FSA Data: (2011)	Crop	Base Acres	Yield
	Cotton	42.5	496 lb.
	Wheat	109.8	34 bu.
	Rice	302.3	4,433 bu.
	Soybeans	32.4	12 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 547± acre tract is a highly improved rice/grain farm with over 95% of the cropland precision leveled and irrigated. The property is located on Highway 315, 4.1 miles west of Sledge, MS in Quitman County, 17 miles southeast of Tunica, MS. It is accessible in all weather by both MS State Highway 315 and Blaine Road, a county maintained road. This farm has been precision leveled and is easily irrigated from 7 wells and extensive underground pipe. The cropland has been used for rice and grain production recently, but cotton has been grown on a portion of the farm also. The cropland is currently under a cash rent lease that expires at the end of 2013. There is an active duck hunting lease on the farm for the current season.



See reverse side for additional maps.

Soils: Predominant soil types are Sharkey and Alligator clays with a percentage of Dundee silt loam and silty clay loam.

Taxes: 2011: \$4,130.86 (approx. \$7.55 per acre)

Improvements: 7 turbine wells, underground pipe

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° 24' 40.76, 90° 17' 26.74
scale: 18535



11/21/2011

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

Thomasson Bayou Farm

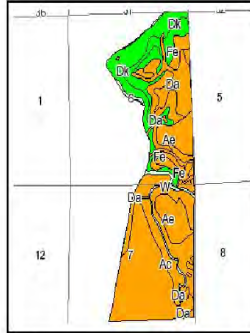
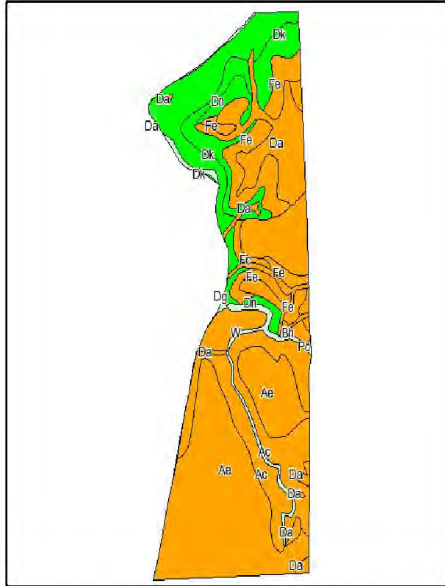
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Property Soils and Topography Maps



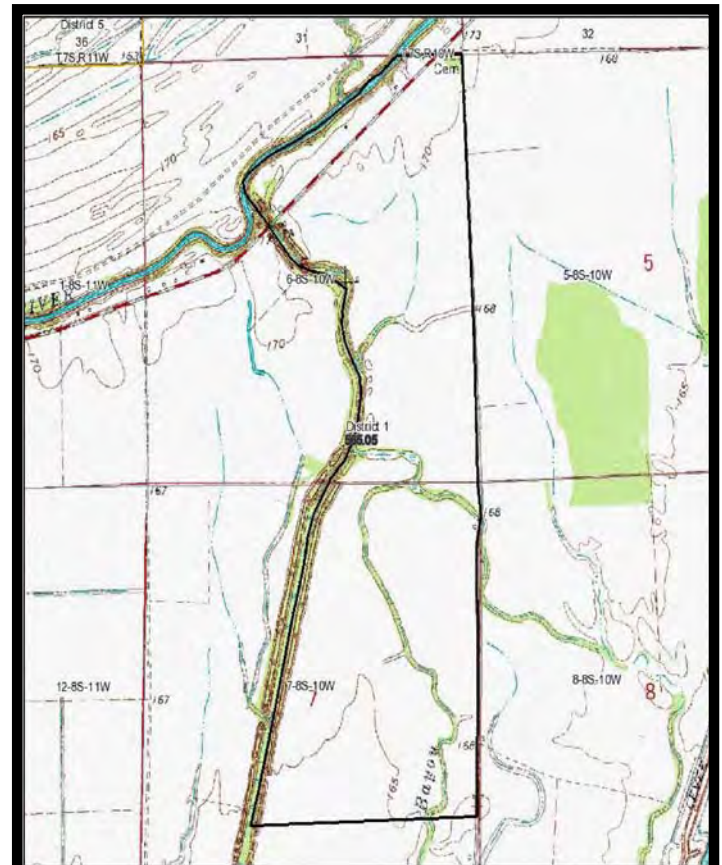
State: Mississippi
County: Quitman
Location: 006-008S-010W
Township: District 1
Acres: 565.1
Date: 11/21/2011



Maps provided by:
surety
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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	Corn	Cotton lint	Rice Irrigated	Rice	Soybeans	Wheat
Ae	Alligator and Dowling clays (sharkey)	214.3	37.9%		Illw		550		6	30	47
Ac	Alligator silty clay, nearly level phase	82.2	14.6%		Illc		550		6	30	47
Da	Dowling clay and silty clay (sharkey)	66.2	11.7%		Vw						
Fe	Forestdale silty clay loam, nearly level phase	62.3	11.0%		Illw	50	600	130		35	40
Dg	Dundee fine sandy loam, nearly level phase	61	10.8%		Illw	85	750			40	45
Dk	Dundee silt loam, nearly level phase	39.9	7.1%		Illw	85	750			40	45
W	Water	16.5	2.9%								
Dn	Dundee silty clay loam, nearly level phase	11.7	2.1%		Illw	85	750			40	45
Fc	Forestdale silt loam, nearly level phase	7.5	1.3%		Illw	50	600	130		35	40
Bh	Britain silty clay loam, nearly level phase (amagon)	3.5	0.6%		Illw		650	120		35	
Weighted Average						23.2	516.4	16.7	3.2	28.3	38.6



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6-8S-10W
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