



***Farm, Timber & Recreational land Brokerage***  
106 First Choice Dr. Madison, MS 39110  
[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property:** 252.62 acres located in Sharkey County, Mississippi, north of highway 14 along Alligator Road. The farm is entirely cultivated and irrigated by center pivot and land formed furrow irrigation. There is paved road frontage, electric power, and easy access to highway 14 for grain transportation. The soil capabilities of the farm are suitable for cotton and soybeans. The farm is well drained by a large canal along the western border, steel water control structures are in place, with capabilities to prevent surface erosion as well impound water for hunting. The property is in a prime waterfowl flyway and has the topography features that would be suitable for conservation restoration.

**Primary Soils:** Sharkey and Alligator Clay – see attached soil map.

**Improvements:**

- 1250-foot center pivot powered by a shaft driven well, watering 160 acres
- 60hp ground water well
- 56 acres land formed w/furrow irrigation.

**Crop Base:** 226.47 crop base acres, see attached 156ez.

**Lease:**

- \$50,525.00 annual income (\$200 per crop acre)
- \$6,000.00 estimated income for hunting rental

**Price:** \$1,500,000.00

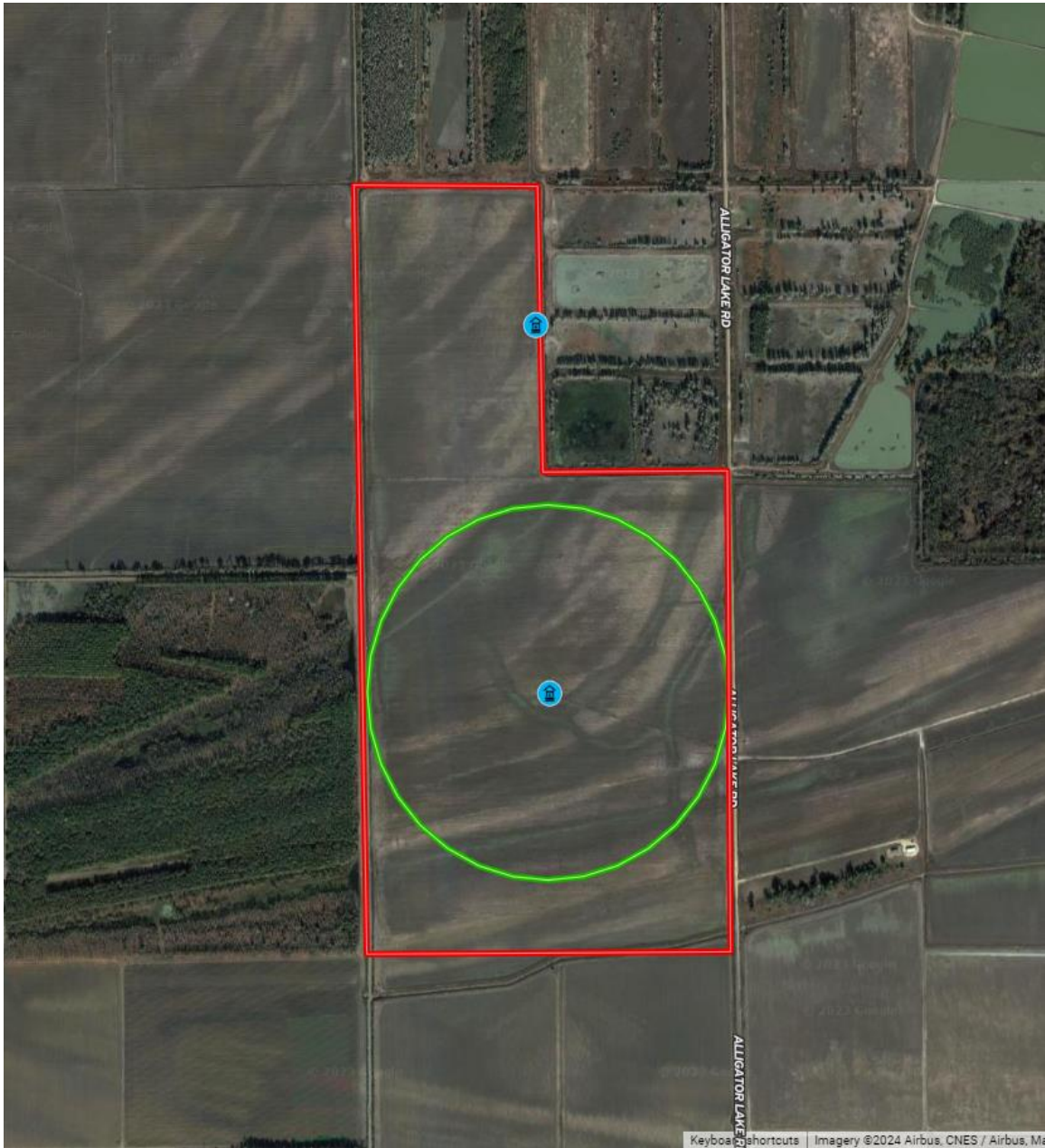
- 3.76% annualized gross cash return.
- NCREIF 2023 farmland four quarter rolling index appreciation delta states 9.3%  
[https://www.ncreif.org/\\_static/2a6331f0d15347e6bb4e1480be52b546/2023q-1-farmland-press-release-final.pdf?dl=1](https://www.ncreif.org/_static/2a6331f0d15347e6bb4e1480be52b546/2023q-1-farmland-press-release-final.pdf?dl=1)
- Combined total return: 13.0%

**Interactive Map:**

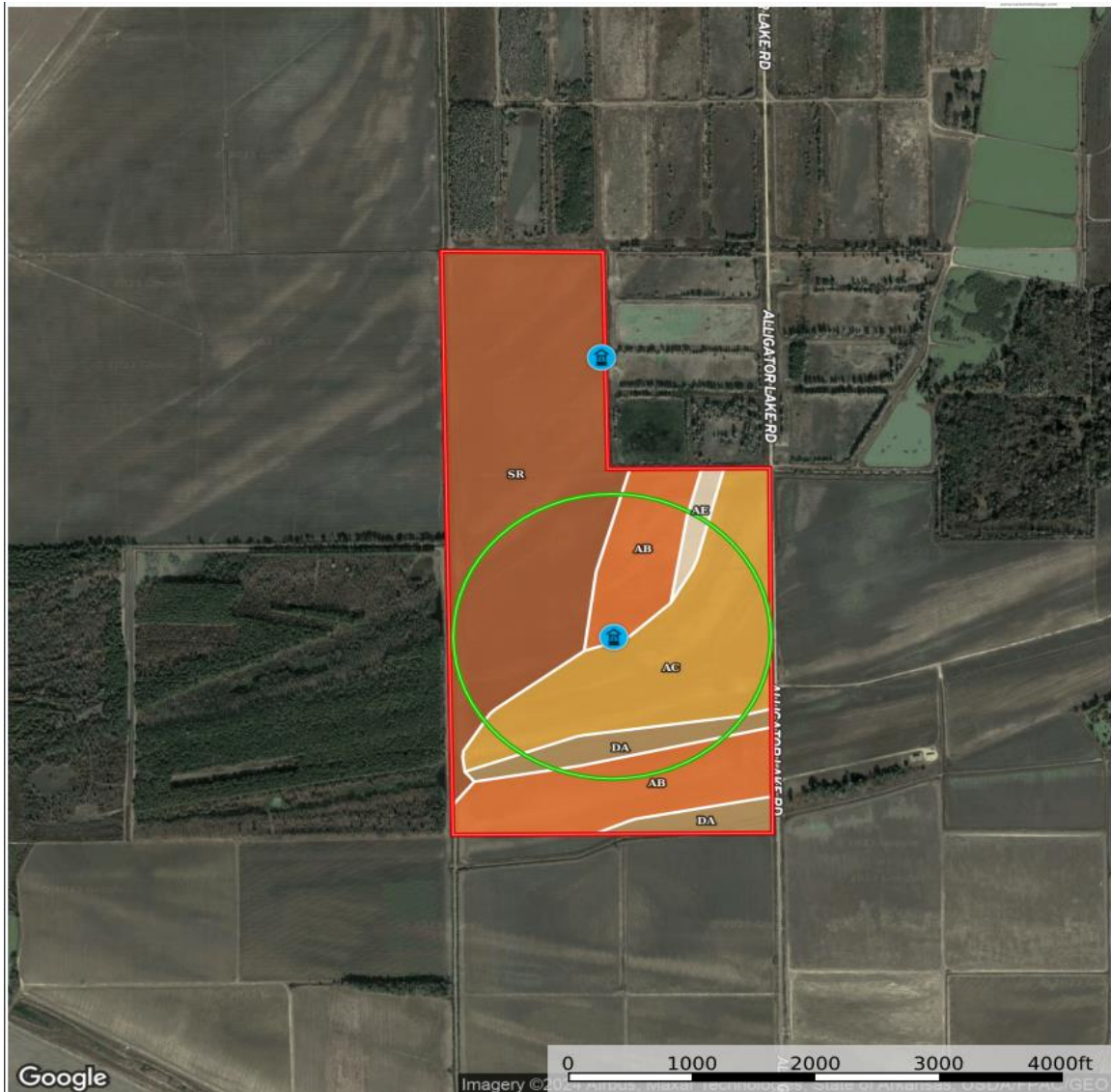
- **Boundary:** <https://id.land/ranching/maps/6548cb7b52860b8b2a9ae4e5f648d1e6/share>

**Contact:** Jacob Sartain 662-836-6048 or [Jsartain@sartainsheritage.com](mailto:Jsartain@sartainsheritage.com)

# BOUNDARY MAP



# SOIL MAP



Boundary 254.96 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sr	Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey)	117.64	46.14	0	19	5w
Ac	Alligator clay, 0 to 2 percent slopes, frequently flooded	60.82	23.85	0	16	3e
Ab	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	54.82	21.5	0	49	3e
Da	Dowling clay, frequently flooded (sharkey)	17.7	6.94	0	17	5w
Ae	Alligator silty clay loam, 0 to 2 percent slopes	3.98	1.56	0	49	3e
TOTALS		254.96(*)	100%	-	25.06	4.06

# FSA MAP



# FSA 156EZ

MISSISSIPPI  
HUMPHREYS  
Form: FSA-156EZ



United States Department of Agriculture  
Farm Service Agency

## Abbreviated 156 Farm Record

**FARM : 3812**  
Prepared : 1/3/24 9:03 AM CST  
Crop Year : 2024

### Tract Land Data

Tract 775 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
252.62	252.62	252.62	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	252.62	0.00	0.00	0.00	0.00	0.00

### DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	9.12	0.00	173
Soybeans	112.72	0.00	39
Seed Cotton	76.08	0.00	2323
Unassigned Generic Base	19.02	0.00	0
Rice-Long Grain	9.53	0.00	4860
<b>TOTAL</b>	<b>226.47</b>	<b>0.00</b>	

### NOTES

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