

# Mississippi Farm Land

## 570 +/- Acres in Grenada County, MS



**\$2,403,910**



**Directions from Hwy 51 and Hwy 8 in Grenada, MS:** Travel East on Hwy 8 for approximately 15.5 miles and turn left onto Eddie Willis Dr. After 1.4 miles the property will be on the right. [Click for Google Maps.](#)



**CHARLIE  
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[TomSmithLandandHomes.com](http://TomSmithLandandHomes.com)

Information is believed to be accurate but not guaranteed.



# House & Farm Buildings

This Mississippi Hill Farm won't last long. It consists of approximately 570+/- acres of row crop and pasture land located just east of Gore Springs, MS. The farm is in 5 tax parcels that all join, making it one continuous tract. The majority of the farm is made up of Falaya and Dulac Silt Loam soil. FSA/USDA records show 576.83 acres of Farm Land and 484.96 acres of non-irrigated cropland. The farm is almost completely fenced, with the pasture ground being crossed fenced for cattle and hay production. Crop production on the farm is cotton, corn, and soybeans. To make it even more attractive, there's a large brick home, barn, shop, and several other buildings and sheds. This is a must-see! Call Charlie today to schedule your private showing! 662.719.7218 or 662.441.2500



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# Pasture Land



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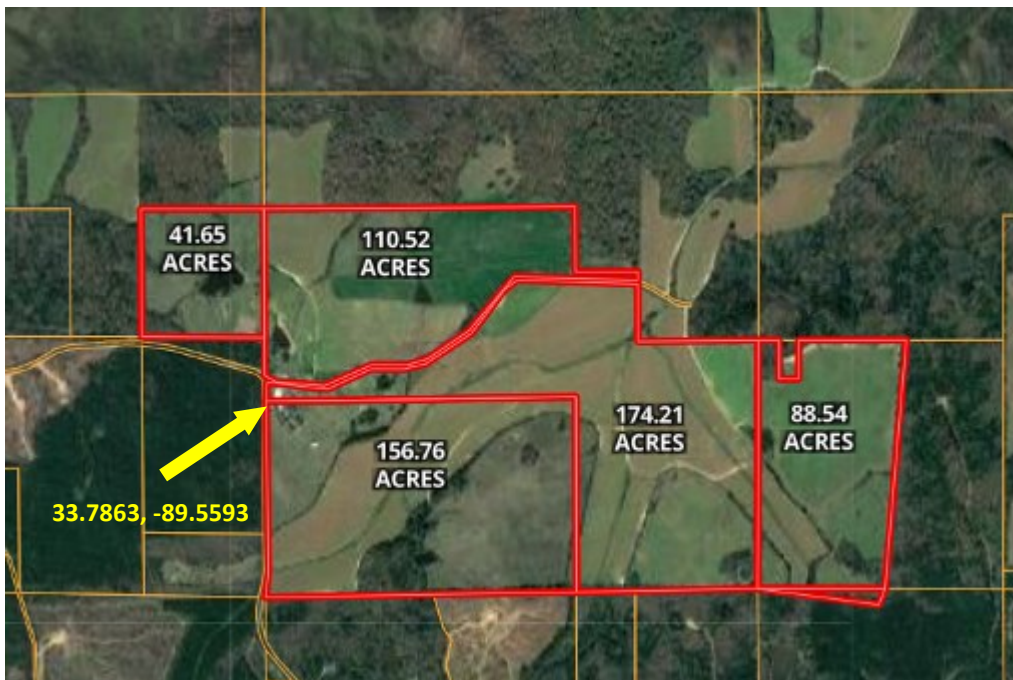
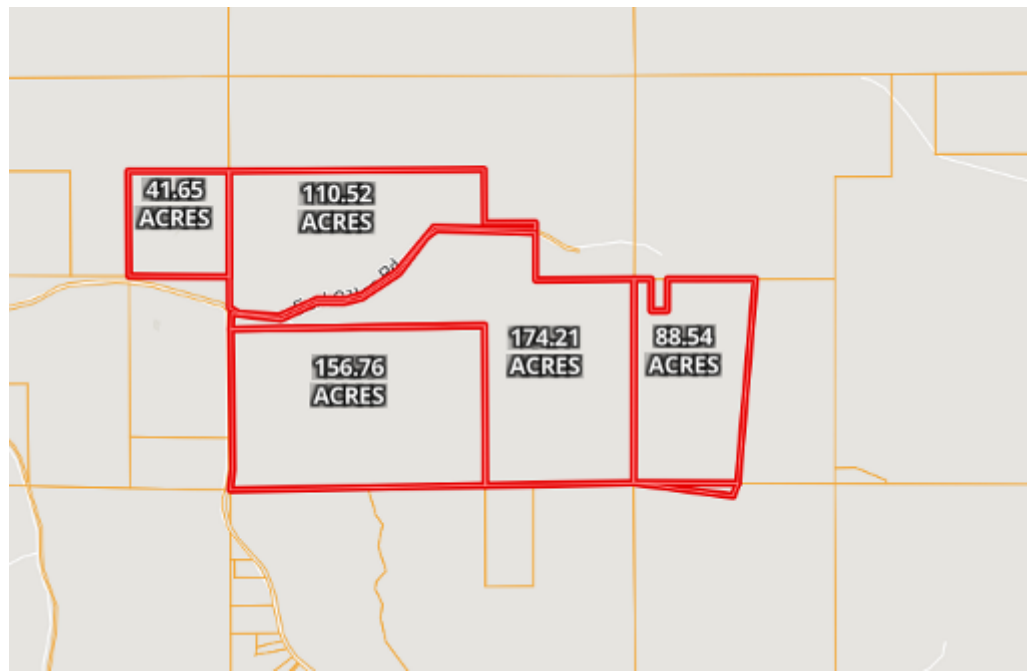
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# Ownership Map



# Aerial Map

[Click for Interactive Map](#)

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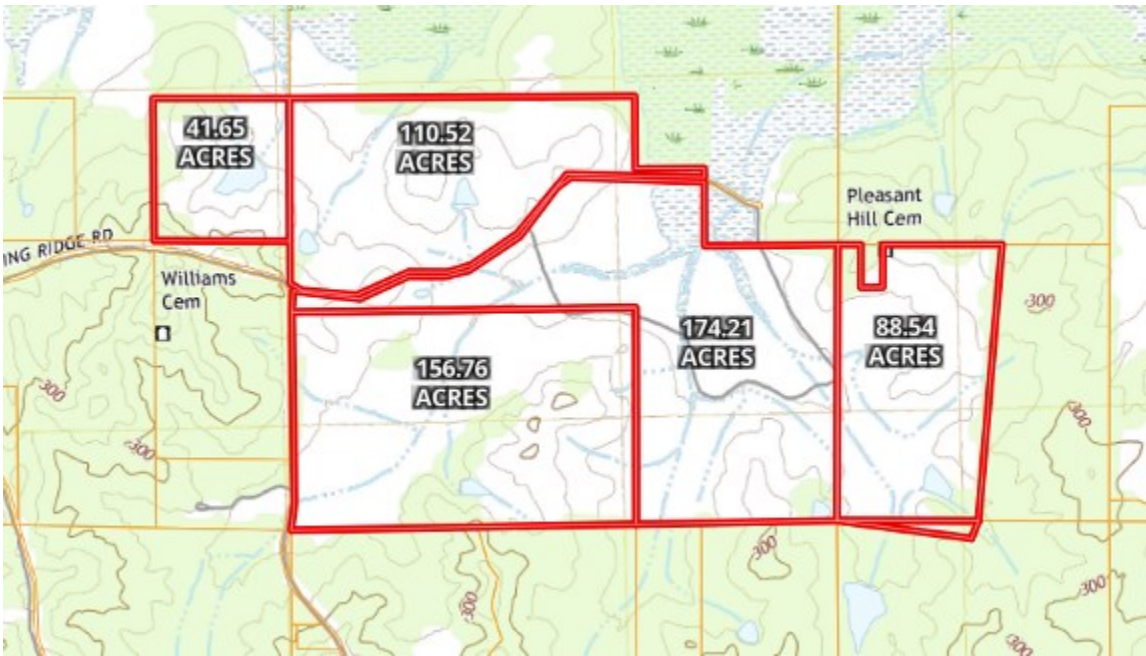
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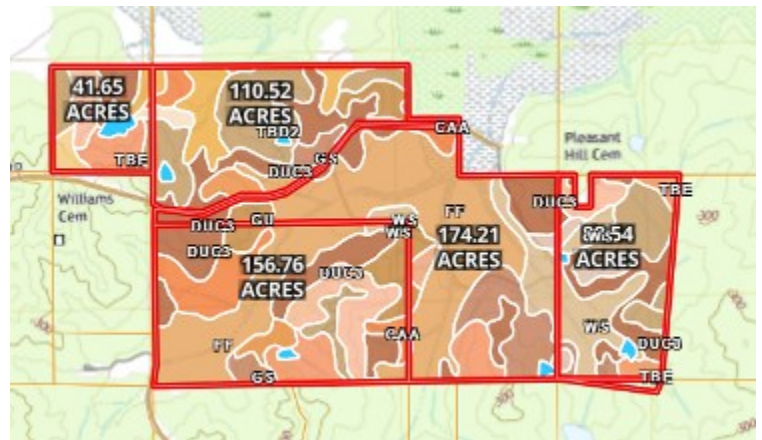
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Topo  
Map

SOIL CODE	SOIL DESCRIPTION	ACRES	%	DT	NGDP	GAP
F1	Fairys silt loam	134.9 8	23.48	0	76	2w
DuC3	Dulac silt loam, 5 to 8 percent slopes, severely eroded	106.3 7	18.51	0	41	4e
TbD2	Tippah-Boswell complex, 8 to 12 percent slopes, eroded (tippah, sweetman)	48.6	8.63	0	68	4e
Ws	Waverly silt loam	38.44	6.69	0	77	3w
TbE	Tippah-Boswell complex, 12 to 17 percent slopes (tippah, sweetman)	35.78	6.22	0	70	4e
TbD	Tippah-Boswell complex, 8 to 12 percent slopes (tippah, sweetman)	34.33	5.97	0	72	4e
Cl	Clutted land, clayey	33.9	5.9	0	-	7e
CaA	Calloway silt loam, 0 to 2 percent slopes	31.3	5.45	0	51	2e
DuC2	Dulac silt loam, 5 to 8 percent slopes, eroded	27.16	4.73	0	48	3e
Cl	Clutted land, silty	26.09	4.54	0	-	7e
F1	Fairys silt loam, local alluvium	20.33	3.54	0	76	2w
TbE2	Tippah-Boswell complex, 12 to 17 percent slopes, eroded (tippah, sweetman)	10.68	1.86	0	66	4e
W	Water	7.8	1.36	0	-	-
DuB2	Dulac silt loam, 2 to 5 percent slopes, eroded	7.65	1.33	0	48	2e
CrF	Cuthbert-Ruston association, hilly (sweetman, smithdale)	4.16	0.72	0	17	7e
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	3.02	0.53	0	48	2e
CaB	Calloway silt loam, 2 to 5 percent slopes	2.88	0.5	0	60	3e
Fc	Fairys-Collins association	0.17	0.03	0	64	4w
BtF	Boswell-Tippah complex, 17 to 40 percent slopes (sweetman, tippah)	0.05	0.01	0	42	7e
TOTALS		574.8 (%)	100%	-	55.38	3.52



Soil  
Map

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2011-2023  
BEST  
BROKERAGES



# FSA/USDA Map



Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
579.11	486.08	486.08	0.00	0.00	0.00	0.00	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag. Rel. Activity	SOD	
0.00	0.00	486.08	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	CORN, SUP	None

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HP
Corn	61.78	0.00	46	
Seed Cotton	129.78	0.00	1906	
<b>TOTAL</b>	<b>191.56</b>	<b>0.00</b>		

NOTES							
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Tract 115 Continued ...							
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	484.96	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	61.40	0.00	46
Seed Cotton	129.40	0.00	1906
<b>TOTAL</b>	<b>190.80</b>	<b>0.00</b>	

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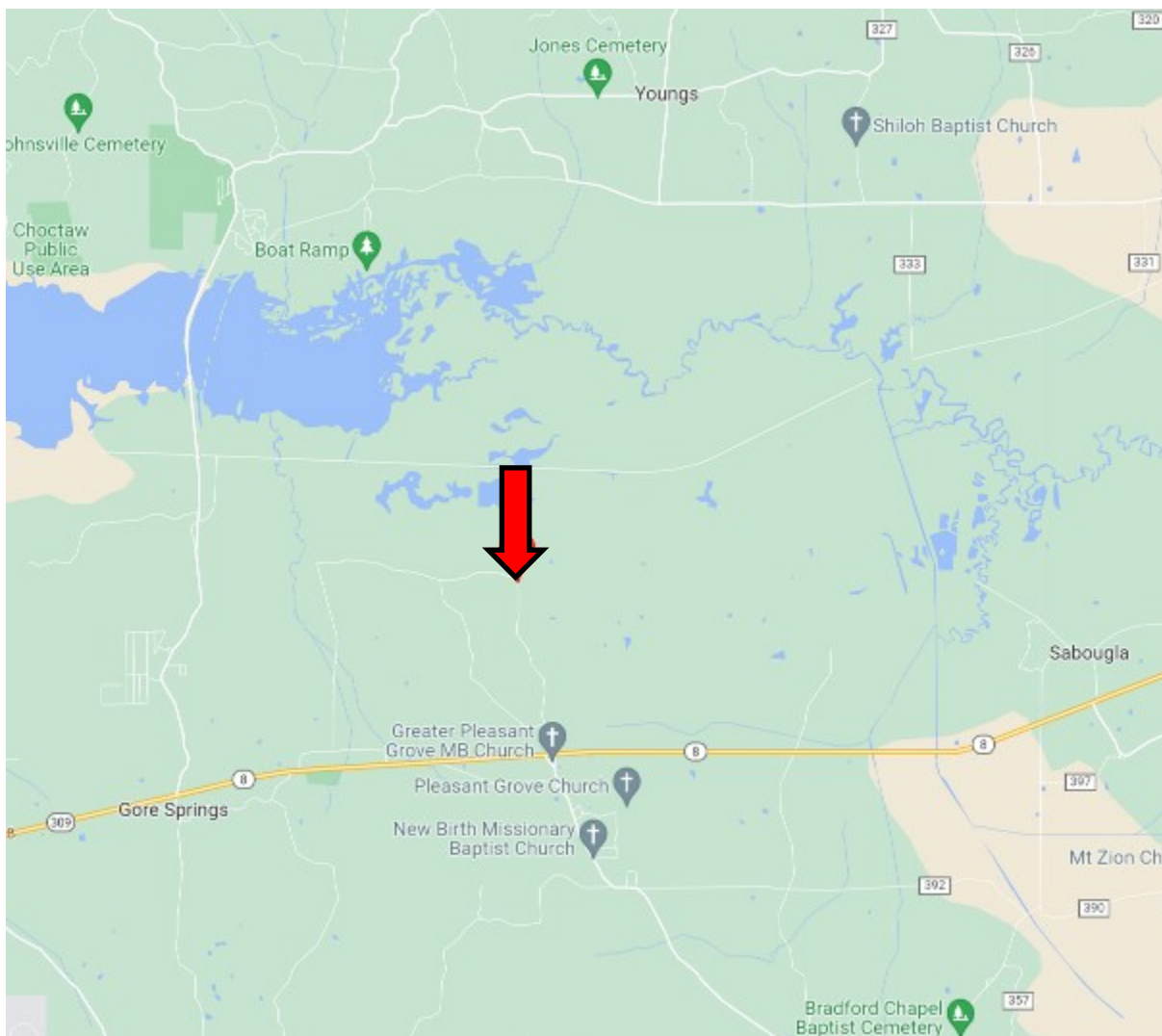
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# Directional Map



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