

Mississippi Delta Farm Land

260± ACRES IN SHARKEY COUNTY, MS



\$1,531,400

Directions From Hwy 14 and Hwy 149 in Midnight, MS: Travel Hwy 14 for 4.5 miles. Turn right onto Alligator Lake Road. The property will be on your left.

[GOOGLE MAP LINK](#)



**BRUCE
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Information is believed to be accurate but not guaranteed.



This impressive Sharkey County, MS, property farm property consists of 260± acres of prime row crop land dedicated to cultivation. With a highly efficient center pivot system, approximately 160± acres of this fertile land are under irrigation, providing the ideal environment for optimal crop growth and yields. Moreover, the additional 60± acres of land formed ground offer tremendous potential for expansion and diversification, although currently needing a well.

Over the years, this land has predominantly been planted with soybeans, attesting to the high quality and productivity of the soil. This is a farm property of exceptional value, boasting highly productive and profitable land ideal for any discerning farmer or agricultural investor.



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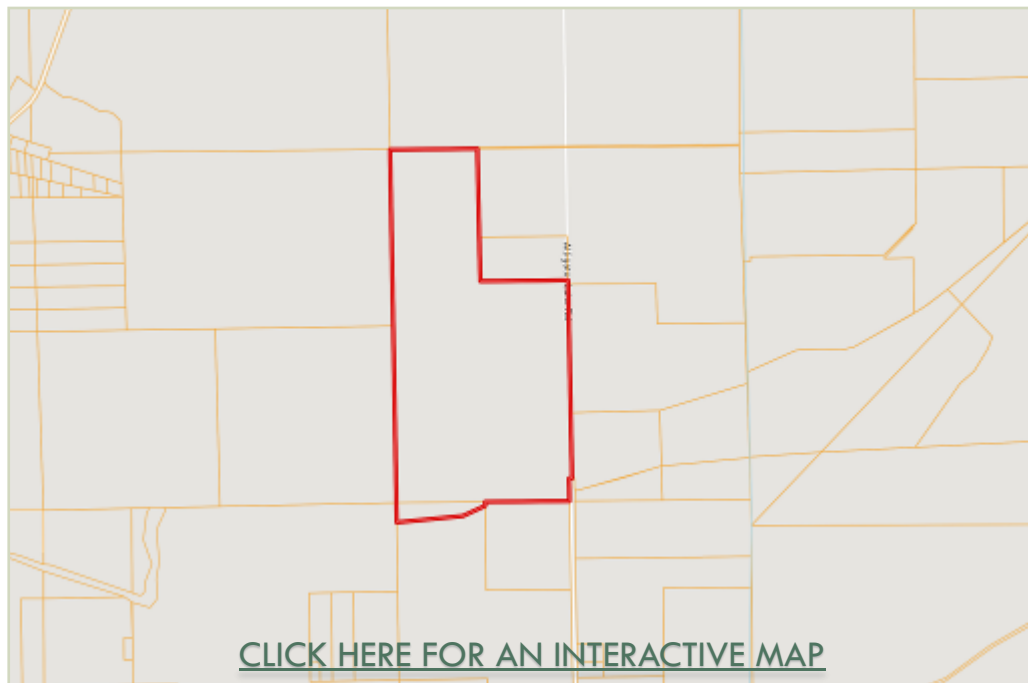
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Ownership Map



Aerial Map

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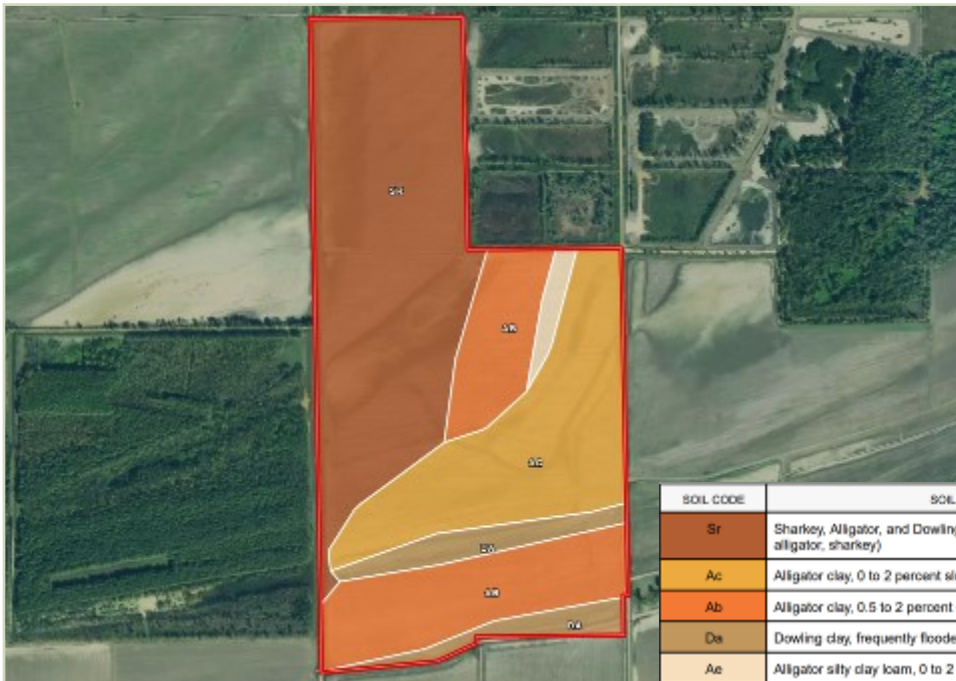
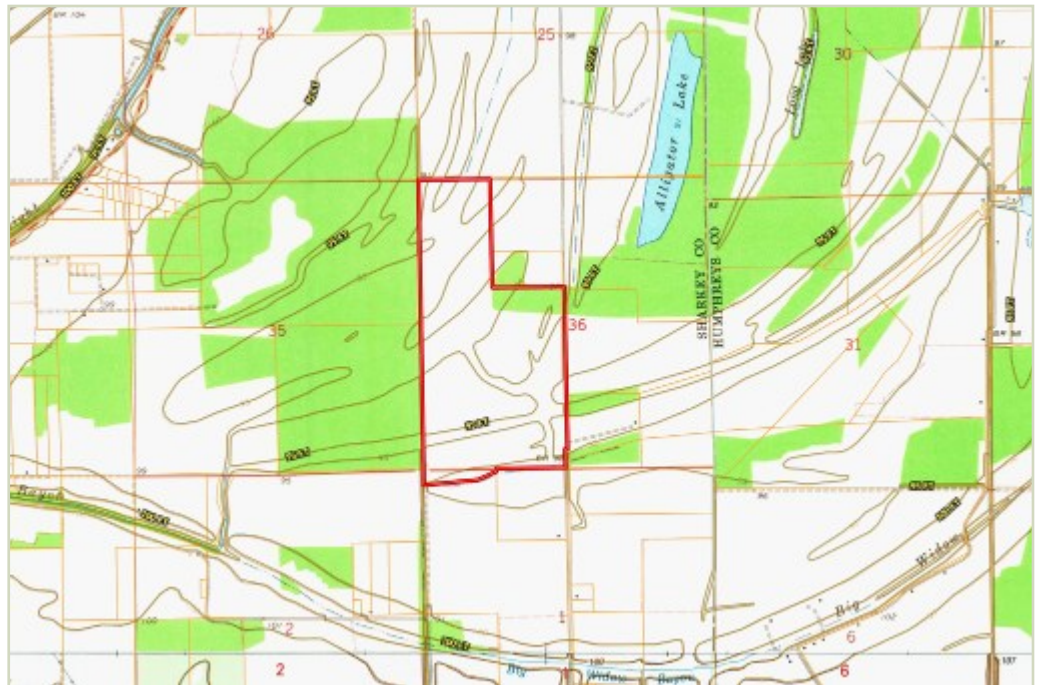


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Topography Map



Soil Map

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|---|--------|-------|-----|-------|-----|
| Sr | Sharkey, Alligator, and Dowling soils, frequently flooded (sharkey, alligator, sharkey) | 116.49 | 44.44 | 0 | 19 | 5w |
| Ac | Alligator clay, 0 to 2 percent slopes, frequently flooded | 62.16 | 23.71 | 0 | 17 | 3e |
| Ab | Alligator clay, 0.5 to 2 percent slopes, occasionally flooded | 59.39 | 22.65 | 0 | 49 | 3e |
| Da | Dowling clay, frequently flooded (sharkey) | 20.14 | 7.68 | 0 | 17 | 5w |
| Ae | Alligator silty clay loam, 0 to 2 percent slopes | 3.97 | 1.51 | 0 | 49 | 3e |

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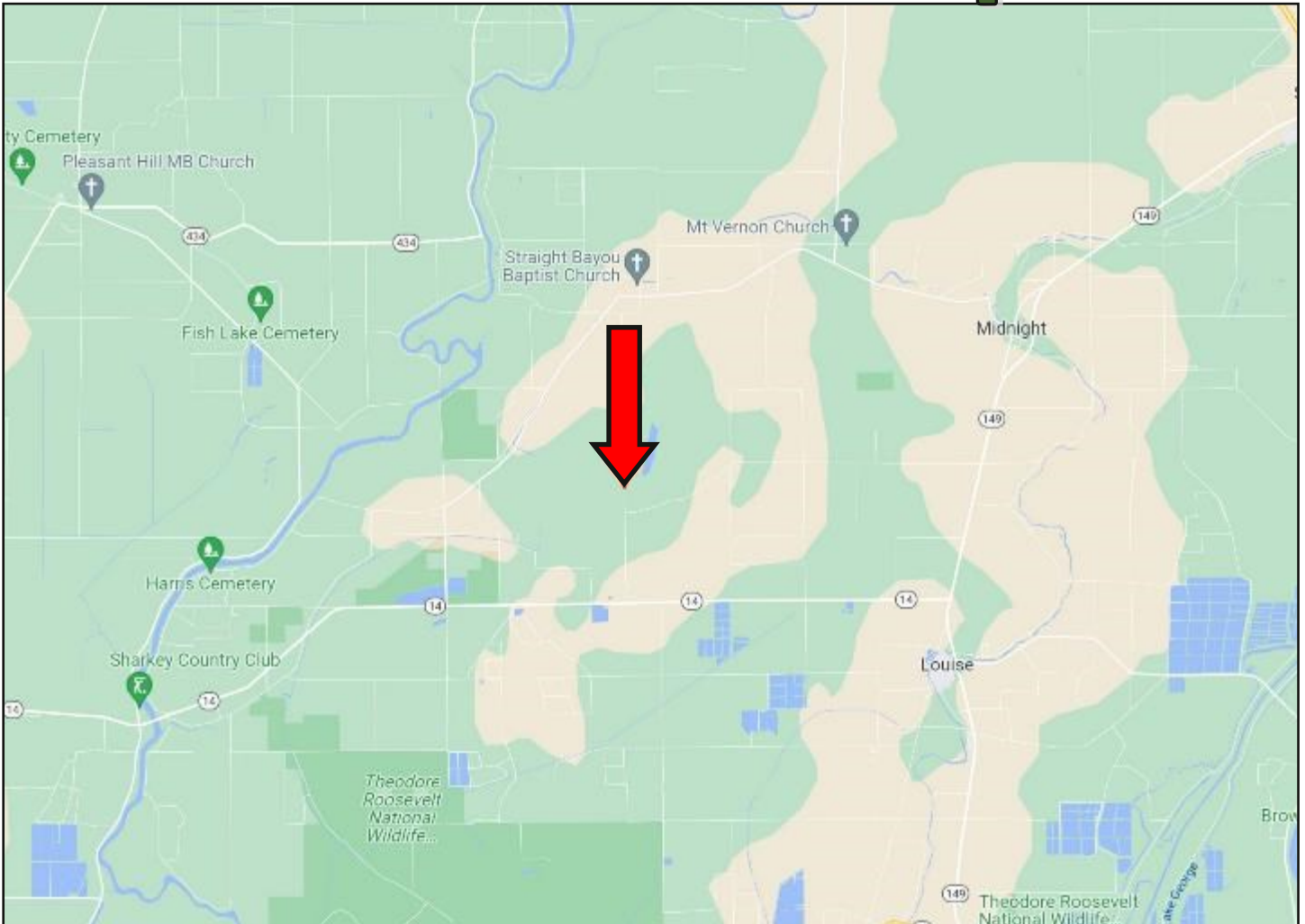


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Directional Map



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