

Prime Agricultural Tract

600± Acres in Sharkey County, MS | \$4,181,925

- **600± Acre Farm Tract** in the Mississippi Delta
- **557.59± Acres Actively in Cultivation**
- **100% Precision Leveled** and Fully Irrigated
- **Six 60-Horsepower Wells** with Strategically Placed Risers for Efficient Irrigation
- **Well-Placed Ditches** Ensure Proper Drainage
- **Highly Fertile Class I and Class II Soils** Consistently Produce High Yields
- **Three-Year Average Soybean Yield:** Over 70 Bushels Per Acre, with Some Fields Exceeding 80 Bushels
- **Rice Yields** Exceeding 210 Bushels Per Acre
- Versatile for Growing **Cotton, Corn, Soybeans, or Rice**
- **Meticulously Managed** with Grid Sampling and Annual Prescription Fertilizer Applications



BRUCE
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TomSmithLandandHomes.com

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600± Acres in Sharkey County, MS | \$4,181,925



This exceptional 600± acre Sharkey County farm in the Mississippi Delta is a prime opportunity for agricultural investment. With 557.59± acres actively in cultivation, the property is 100% precision leveled and fully irrigated. It features six 60-horsepower wells with strategically placed risers for optimal efficiency. Thoughtfully placed ditches ensure proper drainage, enhancing the farm's productivity.

The tract comprises highly fertile Class I and Class II soils, consistently delivering impressive yields. The farm has been meticulously managed, utilizing grid sampling and annual prescription fertilizer applications. Over the past three years, soybean yields have averaged over 70 bushels per acre, with some fields exceeding 80 bushels. Rice yields have surpassed 210 bushels per acre.

This versatile farm is ideal for growing cotton, corn, soybeans, or rice. Detailed yield and fertility maps are available upon request. This farm has everything you need if you're seeking a highly managed and productive agricultural property. Call or text Bruce to schedule your tour today!

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AERIAL MAP



[Click Here for the LandID Interactive Map Link](#)

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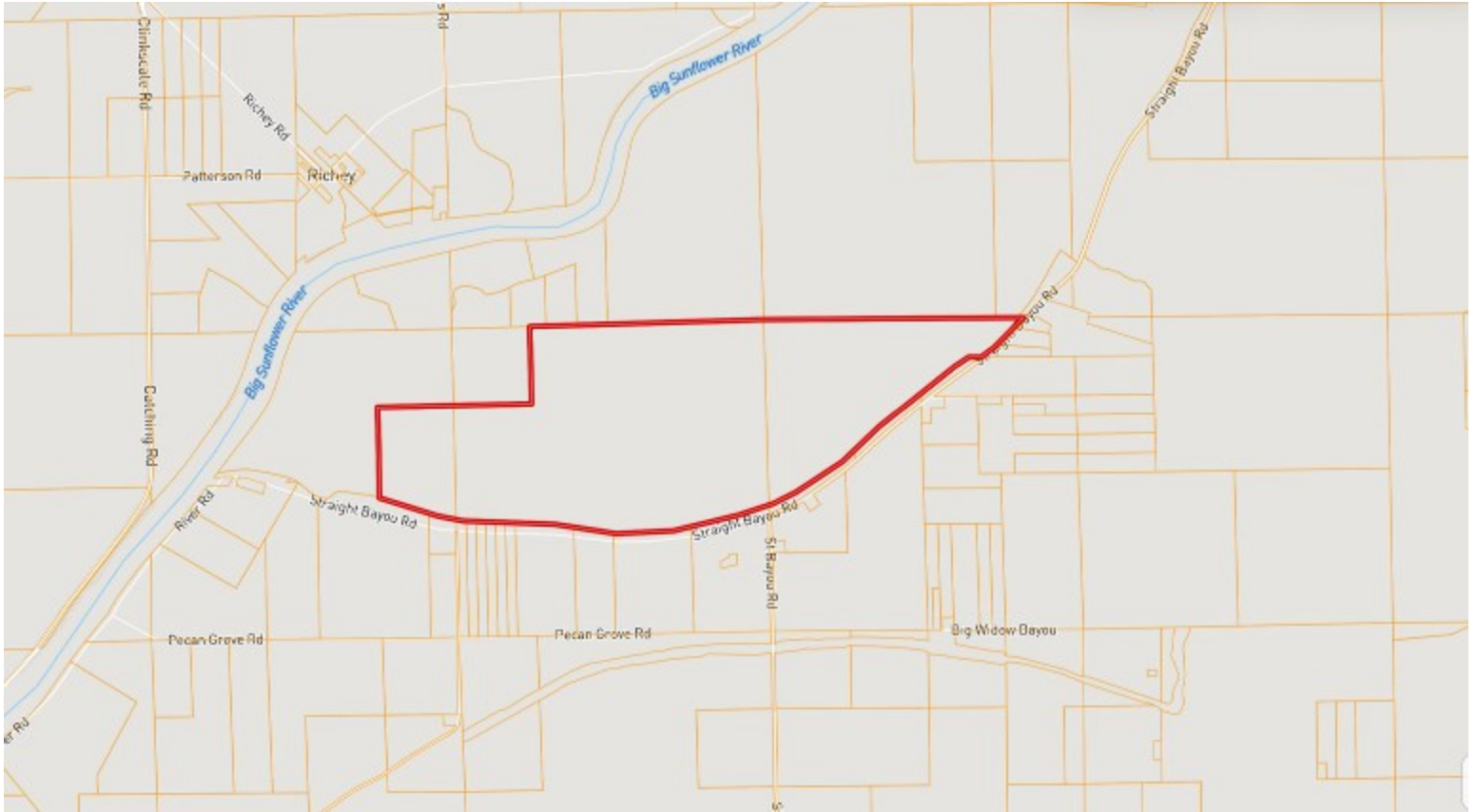


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OWNERSHIP MAP



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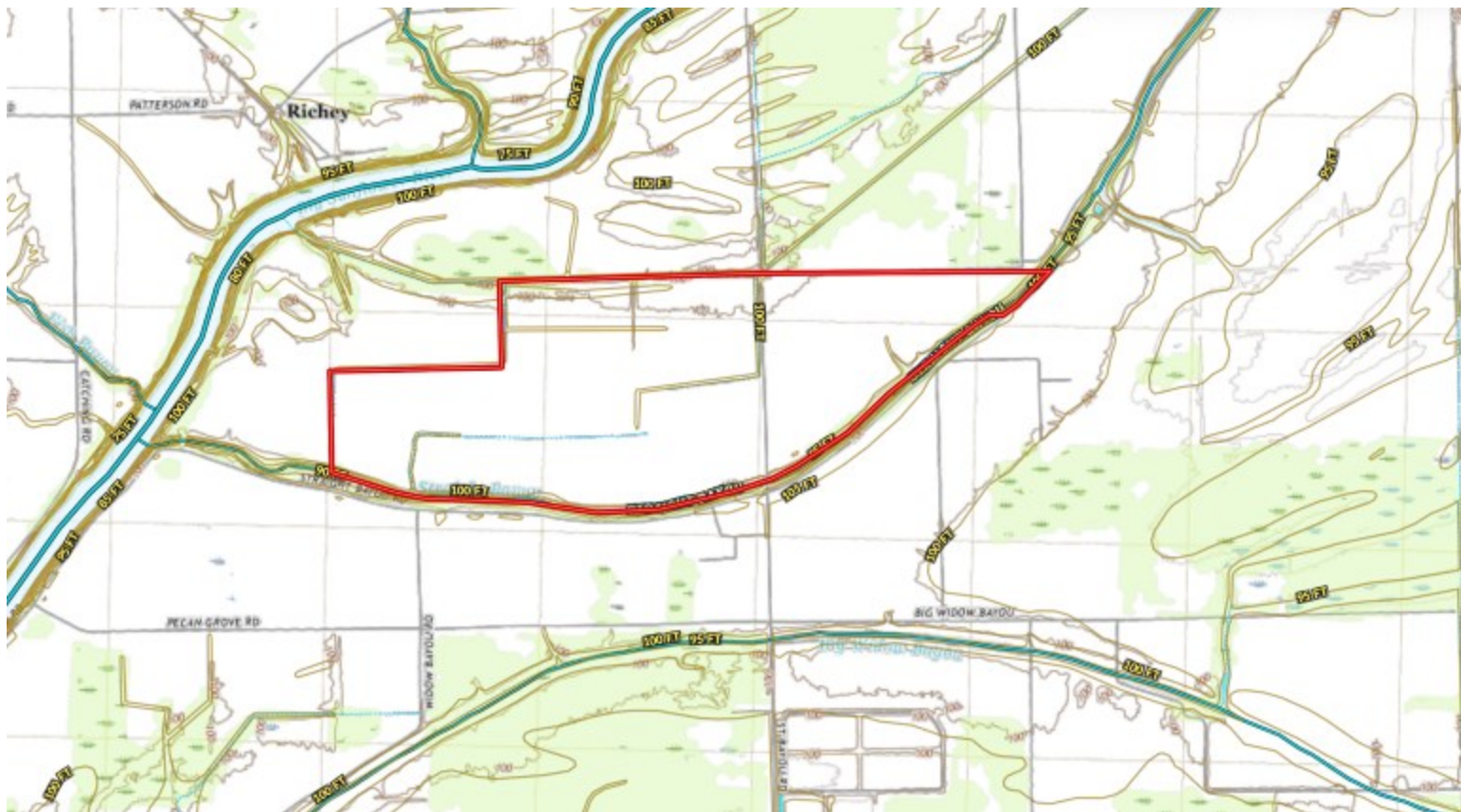


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TOPOGRAPHY MAP



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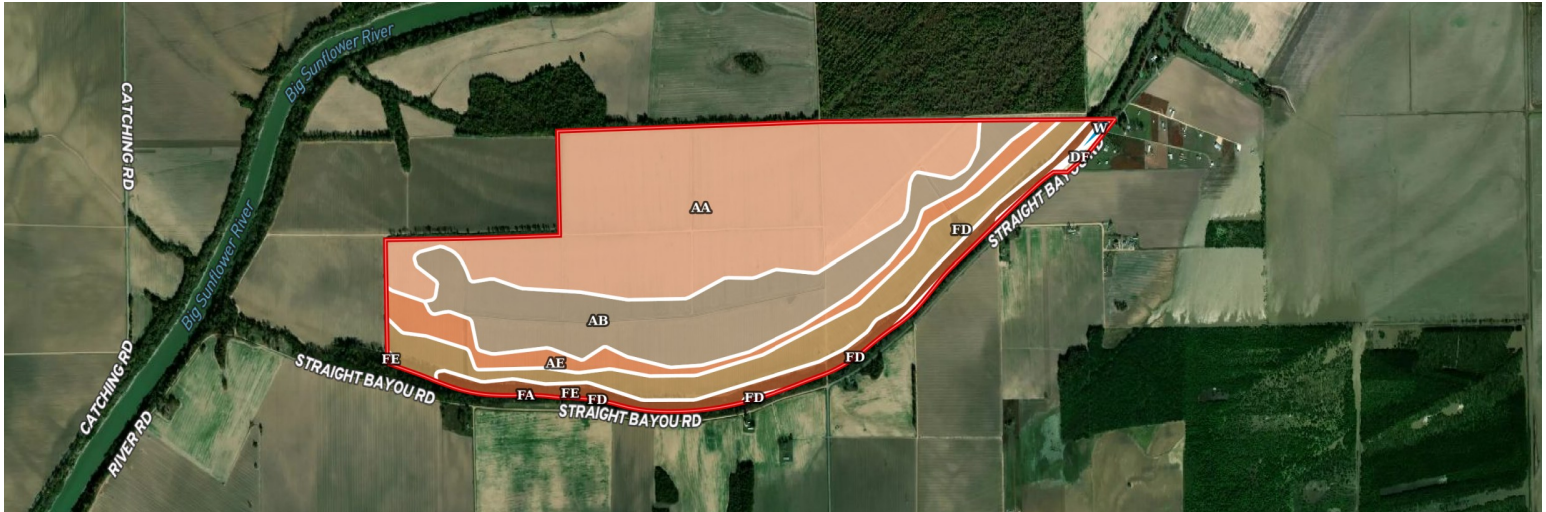


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SOIL MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Aa	Alligator clay, 0 to 0.5 percent slopes, occasionally flooded	275.49	46.41	0	49	3w
Ab	Alligator clay, 0.5 to 2 percent slopes, occasionally flooded	139.49	23.5	0	49	3e
Fd	Forestdale silty clay loam, 0 to 2 percent slopes	84.19	14.18	0	65	3w
Ae	Alligator silty clay loam, 0 to 2 percent slopes	49.48	8.34	0	49	3e
Fe	Forestdale silty clay loam, 2 to 5 percent slopes	41.49	6.99	0	65	3w
W	Water	1.94	0.33	0	-	-
Df	Dundee silt loam, 2 to 5 percent slopes, moderately eroded, rarely flooded	1.37	0.23	0	82	3e
Fa	Forestdale silt loam, 0 to 2 percent slopes	0.11	0.02	0	65	3w
Da	Dowling clay, frequently flooded (sharkey)	0.05	0.01	0	18	5w

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CROP HISTORY

2023



2022



2021



2020



2019



2018



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CROP HISTORY

Crop History



All Selections



Crop	2023	2022	2021	2020	2019	2018
Soybeans	93.9%	55.9%	55.9%	52.5%	50.7%	55.9%
Cotton	0.0%	38.6%	39.0%	29.4%	25.7%	38.6%
Fallow/Idle Cropland	0.0%	0.0%	0.0%	11.6%	16.5%	0.0%
Woody Wetlands	3.8%	3.7%	3.6%	3.9%	3.8%	2.5%
Developed/Open Space	0.7%	1.0%	0.7%	2.1%	2.2%	3.0%
Other	0.7%	0.9%	0.9%	0.2%	0.2%	0.1%
Corn	0.8%	0.0%	0.0%	0.2%	0.8%	0.0%

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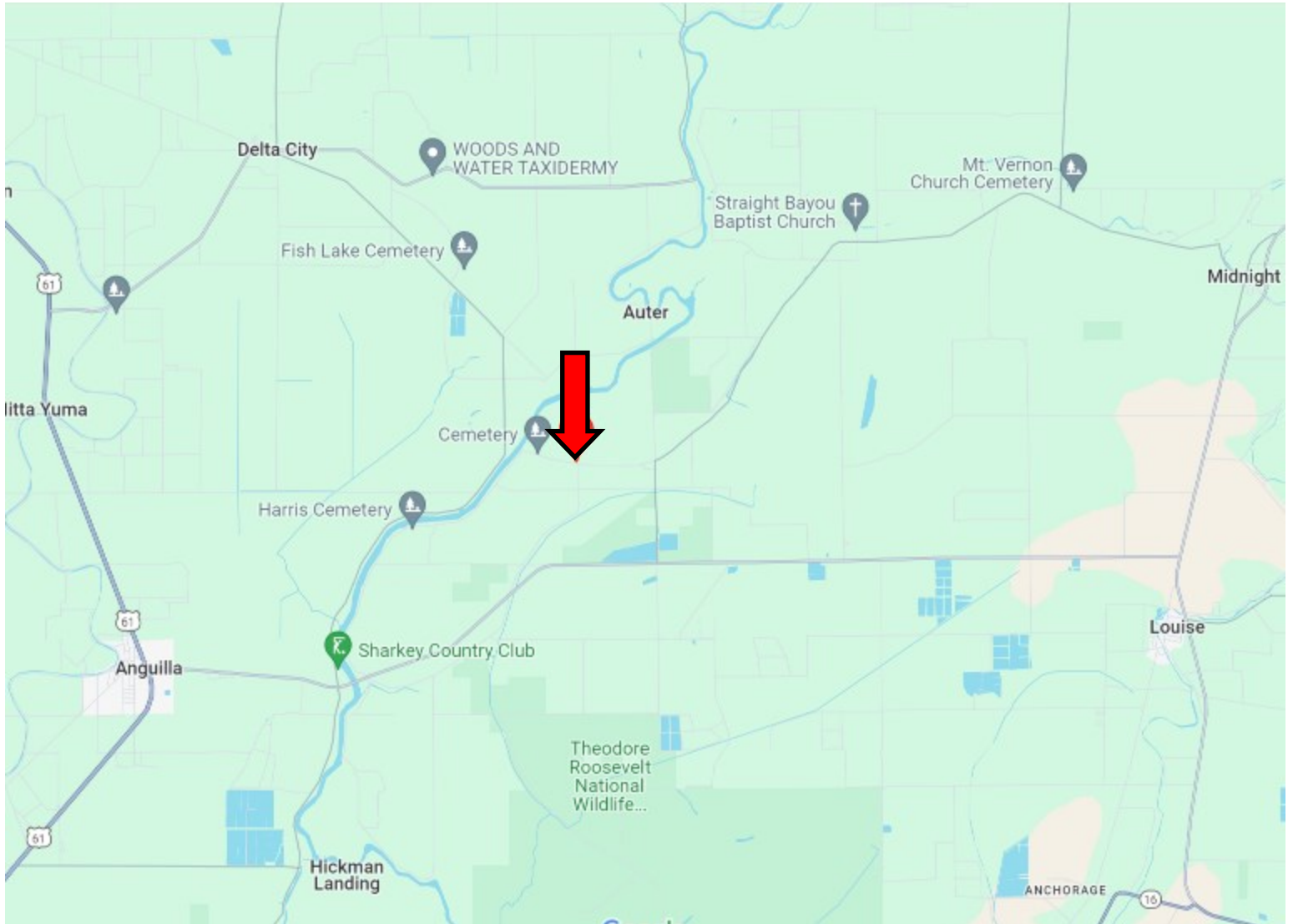
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DIRECTIONAL MAP



Directions from Hwy 51 and Hwy 16 in Rolling Fork, MS: Travel Hwy 61N for 5.4 miles. Turn right onto Hwy 14E and travel 5.2 miles. Turn left onto Louise-Bennett Rd. and travel 1.8 miles. Continue onto Widow Bayou Rd. for 0.3 miles. Turn right onto Straight Bayou Rd. The property will be on your left. [GOOGLE MAP LINK](#)



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