

120+/- ACRES OF FARMLAND

Sunflower County, MS



Call For Pricing

Welcome to Sunflower County in the Mississippi Delta! This 120+/- acre premier farm is situated in a fertile and historic region of Mississippi known for superior soil, rich culture and legendary farming opportunities. While this entire beautiful tract is within the city limits of Indianola, its farming capabilities are endless in scale. The 119+/- tillable acres are land formed/precision leveled with two electric wells strategically placed for irrigation purposes. Potential leasing opportunities are highly sought after in this region and bring additional income for the property owners to realize on their investment. Not only is this a fantastic farming opportunity, this versatile property has tremendous residential development potential with city water and sewer available. The sky is the limit with this once-in-a-lifetime opportunity. Contact Emerson Lovelace for your private showing of your next BEST DECISION!



call me today!

EMERSON LOVELACE, REALTOR®
Emerson@TomSmithLand.com
662.441.2500 **office** | 601.715.3302 **cell**



TomSmithLandandHomes.com

Information is believed to be accurate but not guaranteed.



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AERIAL MAP



[Click Here for an Interactive Map](#)



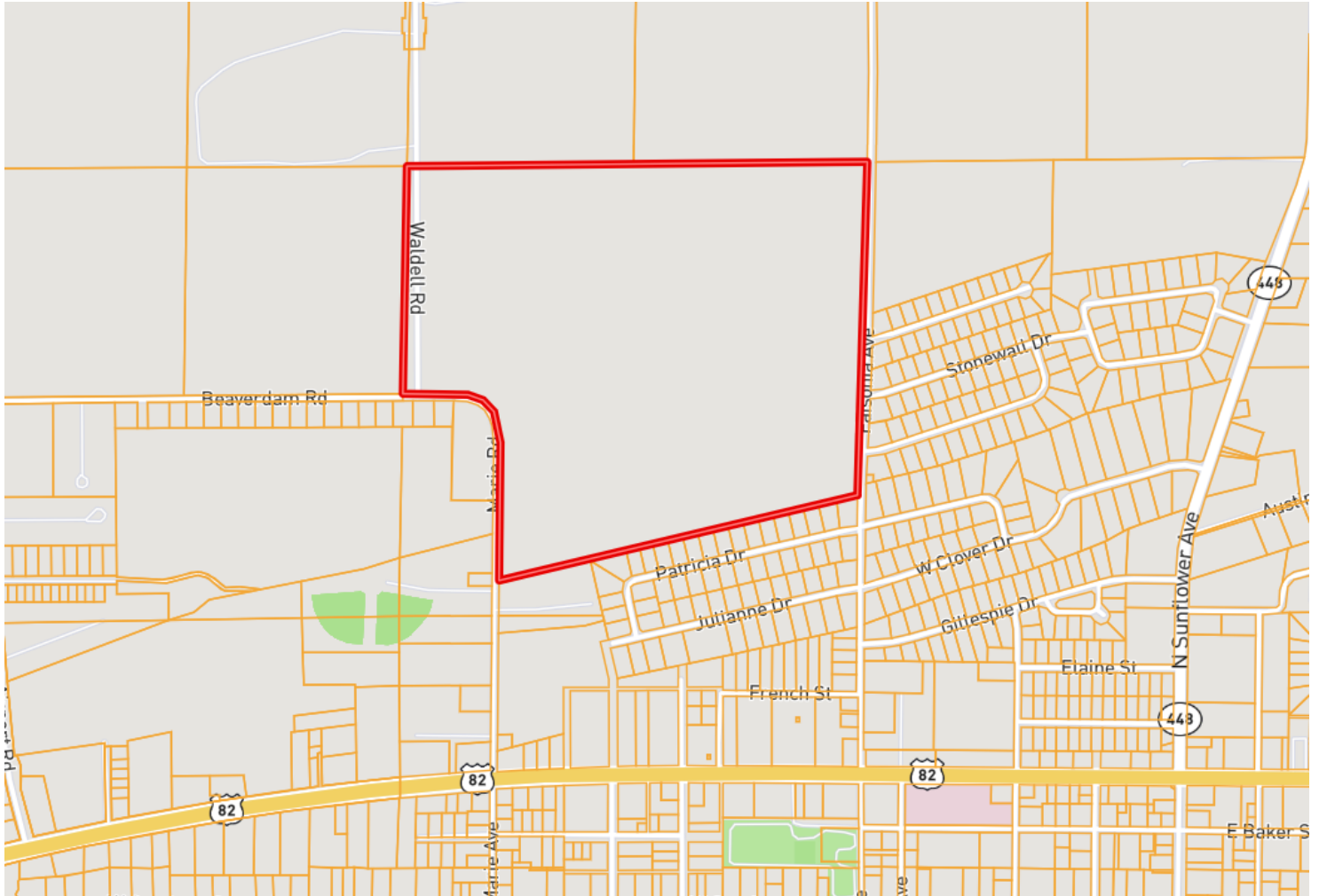
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OWNERSHIP MAP



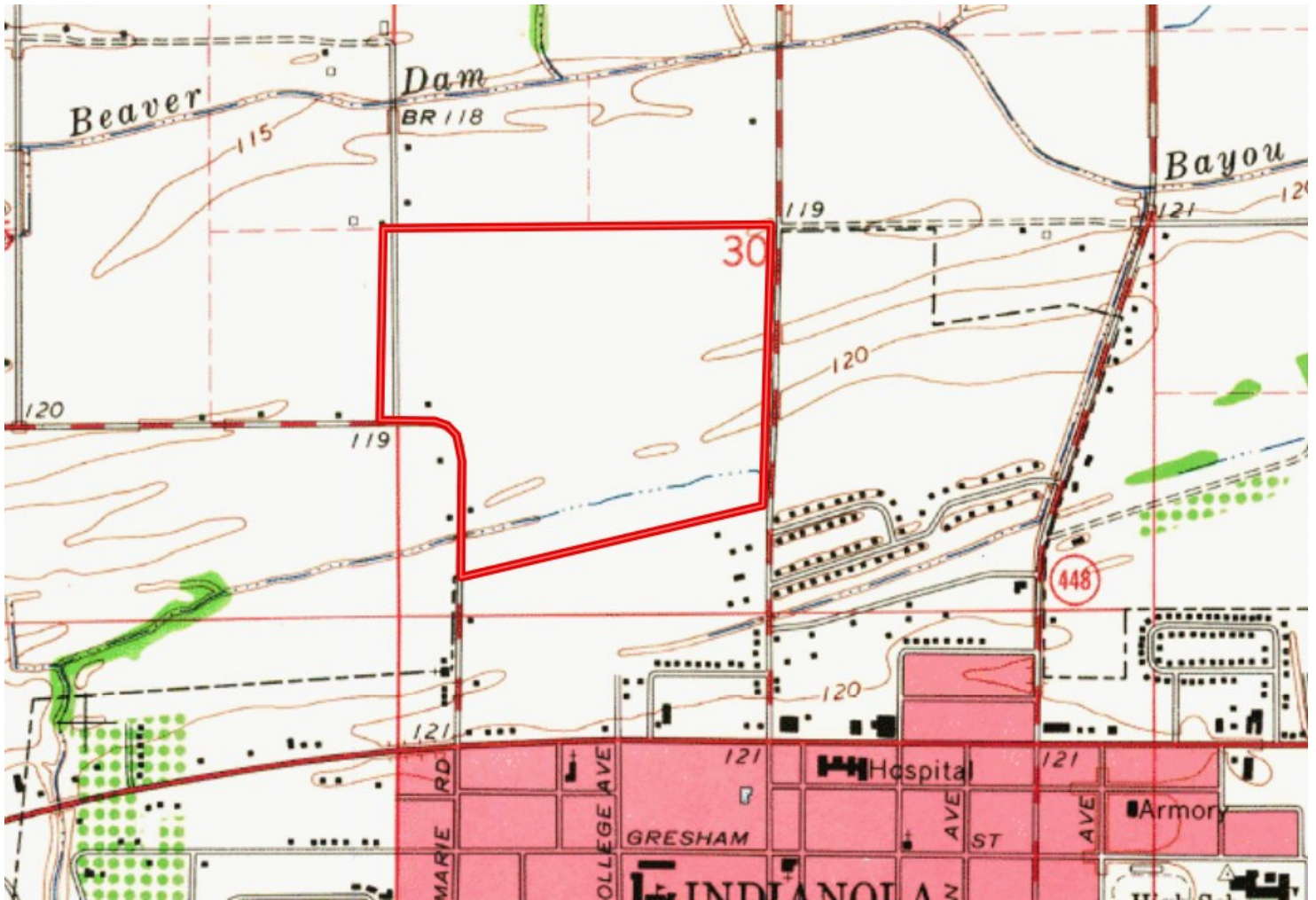
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TOPO MAP



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SOIL MAP

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Dc	Dowling soils, overwash phases (sharkey)	8.5	6.97	4w
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	10.5	8.59	3w
Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	2.5	2.01	3w
Db	Dowling clay (sharkey)	18.7	15.31	5w
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	3.2	2.64	3e
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	22.7	18.57	3w
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	6.1	4.99	3w
Ab	Alligator clay, 0.5 to 3 percent slopes	3.3	2.68	3e
Ag	Alligator silty clay, 0.5 to 3 percent slopes	46.1	37.79	3e
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	0.5	0.44	2e
TOTALS		122.0	100%	3.37



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United States
Department of
Agriculture

Sunflower County, Mississippi



FSA MAP

Common Land Unit Tract Boundary

Non-Cropland
 Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU=GR for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU=NP for Peanuts(RUN), IU=FG for FAVs; For Grass/Mixed Forage, IU=FG if Hayland, 'GZ' if Pastureland, 'LS' if Left Standing; Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; Idle=100%

2021 Program Year

Map Created March 09, 2021

Farm 3435
Tract 426

Tract Cropland Total: 125.04 acres

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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FSA REPORT

Mississippi

Sunflower

Report ID: FSA-156EZ

DISCLAIMER: This is data extracted from the web farm database. Because of potential messaging failures in MIDAS, this data is not guaranteed to be an accurate and complete representation of data contained in the MIDAS system, which is the system of record for Farm Records.

U.S. Department of Agriculture

Farm Service Agency

Abbreviated 156 Farm Record

FARM: 3435

Prepared: 4/19/21 11:10 AM

Crop Year: 2021

Page: 2 of 3

Tract Number: 426

Description E-19 S30,31, T19N, R4W

FSA Physical Location: Sunflower, MS

ANSI Physical Location: Sunflower, MS

BIA Range Unit Number:

HEL Status: NHEL: no agricultural commodity planted on undetermined fields

Wetland Status: Tract does not contain a wetland

WL Violations: None

Farmland	Cropland	DCP Cropland	WBP	WRP	EWP	CRP Cropland	GRP
129.47	125.04	125.04	0.0	0.0	0.0	0.0	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			
0.0	0.0	125.04	16.6	0.0			

Crop	Base Acreage	PLC Yield	CCC-505 CRP Reduction
WHEAT	21.4	35	0.00
SOYBEANS	58.88	61	0.00
SEED COTTON	47.44	1565	0.00
UNA GENERIC	11.86	0	0.00
Total Base Acres:	139.58		

Owners: FRATESI, PAUL

Other Producers: D & G FARMS



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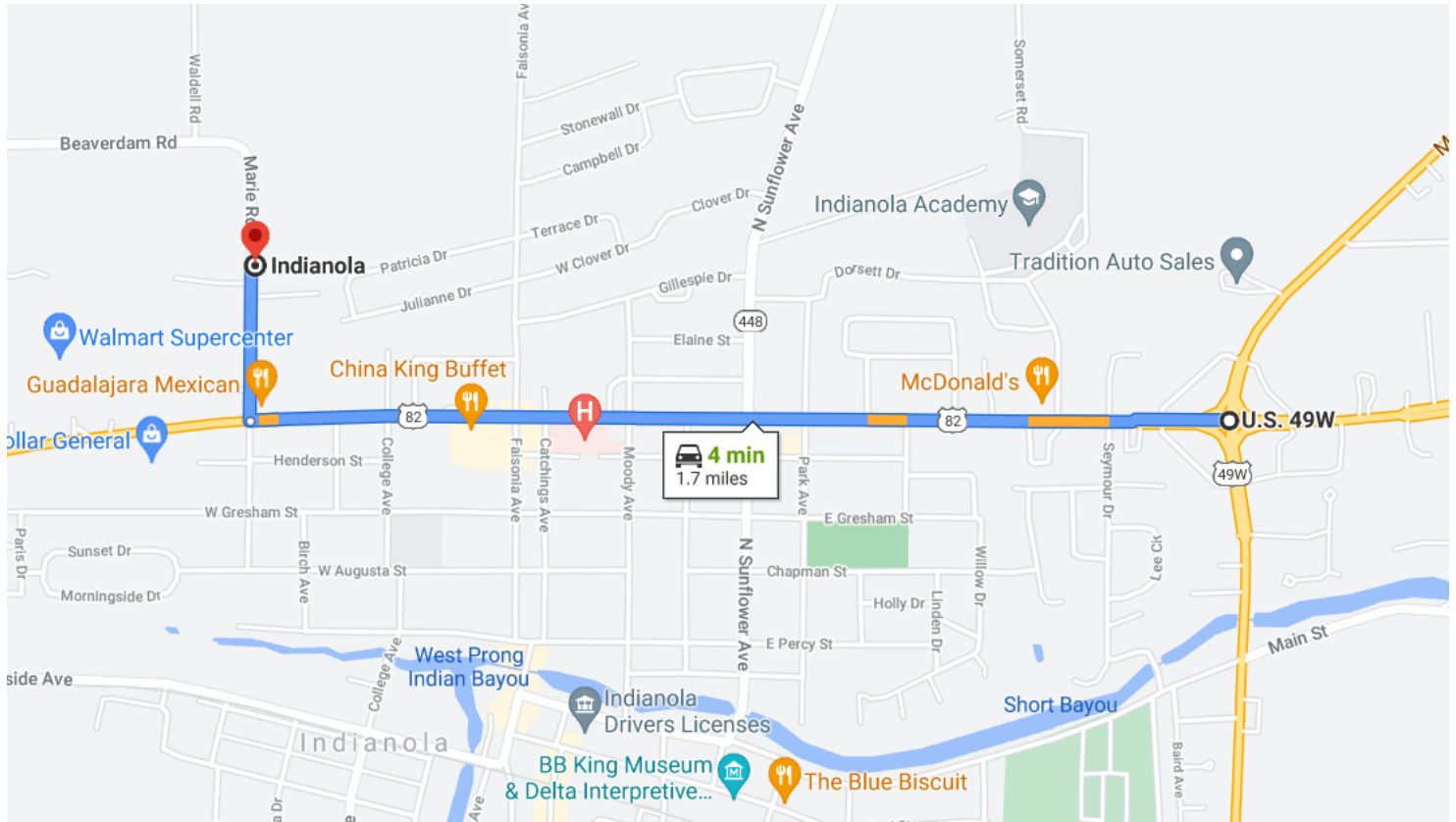
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DIRECTIONAL MAP



From the Intersection of Hwy 49 and Hwy 82 Indianola, MS: Travel west on Hwy 82 for approximately 1.5 miles. After the McDonald's on the right, turn right onto Marie Avenue and in 0.2 miles the destination will be on the right. [Click for Google Maps.](#)



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