



# Shelby Farm 1,230 +/- ac. Bolivar & Sunflower Counties, Miss.

**TOTAL SIZE** 1,230 +/- acres  
1,229.02 +/- FSA farmland acres, 1,098.31 +/- FSA cropland acres, 46.66 +/- reservoir acres, 16.3 +/- tailwater ditch acres, 67.75 +/- acres woods and ditches

**LOCATION** In Bolivar and Sunflower Counties, MS, 5.25 miles east of Shelby, MS, along Highway 32 and North Birdwell Ranch Road, which is county-maintained. It is 13 miles north of Cleveland, MS, and 18 miles south of Clarksdale, MS. Located in Sections 12 and 13, Twp 24N, Range 5W, and Sections 18, 19 and 20, Twp 24N, Range 4W.

**DESCRIPTION** This highly productive farm has 1,027.77 +/- acres which are precision leveled and irrigated. It is well developed, with 8 wells, and 3 relifts from tailwater recovery ditches and a reservoir, supplying high quality water to all irrigated fields. Drainage to the Sunflower River, which forms the eastern boundary of the farm, is excellent. The property has a history of grain production on predominantly clay soils. There is some deer hunting available along the Sunflower River east of North Birdwell Ranch Road, and ample waterfowl hunting opportunities across the property

FSA DATA (2016)	Crop	Base Acres	CTAP Yield	PLC Yield
	Wheat	534.9		52
	Rice-Long Grain	492.1		6397
	Generic	32.1	613	
	Corn	39.5		194
	Soybeans	172.7		39
	<b>Total</b>	<b>1,271.3</b>		

**SOILS** Predominant soil types are Sharkey and Alligator clays

**PROPERTY TAXES** 2015: \$11,344.13 or \$9.22 per acre

**POSSESSION** At closing, subject to existing farmland lease

**SHOWING** By appointment only

**MANAGEMENT** Professional farm management available

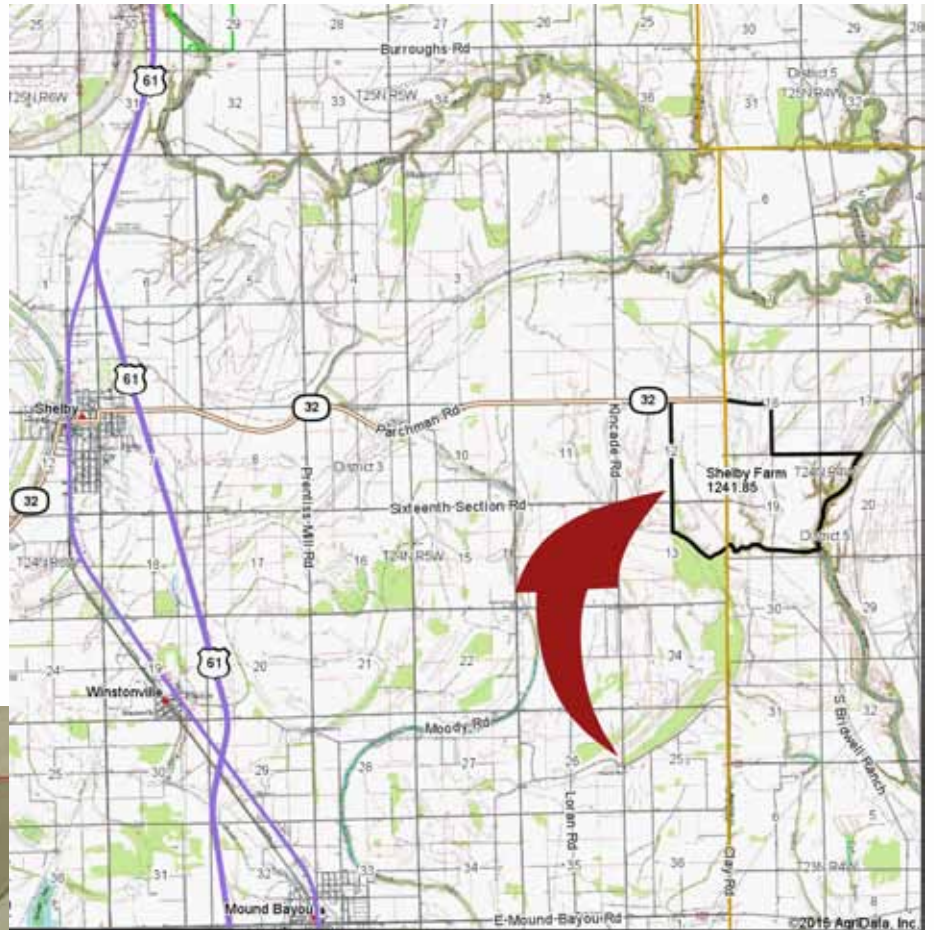


**FOR  
SALE**

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# Shelby Farm (1,230 +/- ac.) Bolivar & Sunflower Cos., Miss.

## Location and Parcel Maps

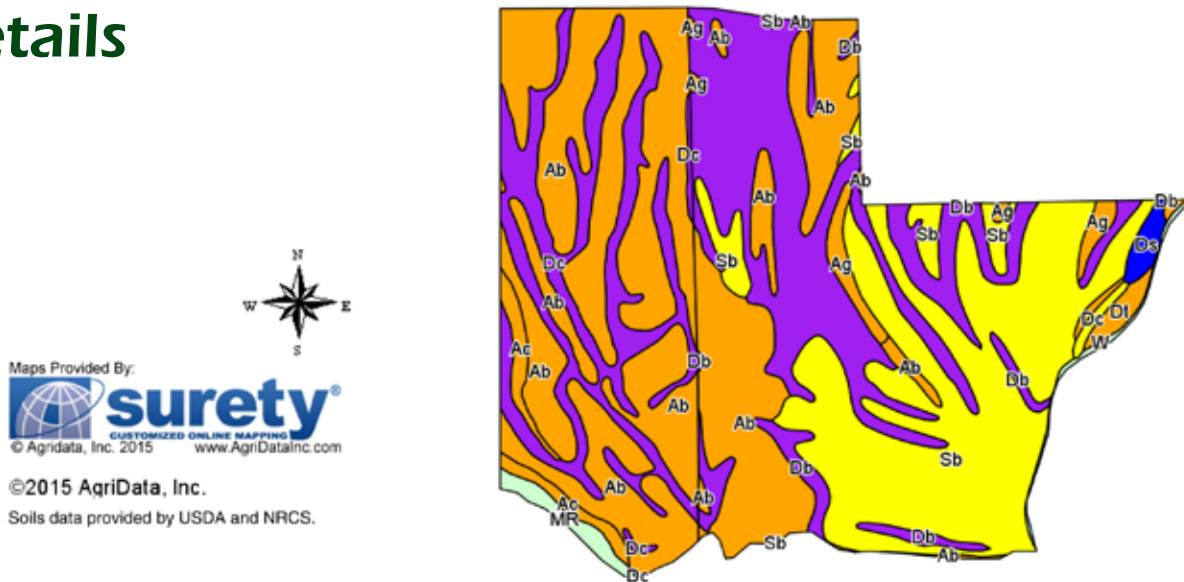


Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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## Soil Details



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 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice	Soybeans	Tall fescue	Tall fescue Irrigated	Wheat	
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	315.31	25.4%		IVw	6.5		612.5	10		36.2	9		46.5	
Ab	Alligator clay, 0.5 to 3 percent slopes	308.76	24.9%		IIle	6.5		550	9	6	30	9	45	47	
Db	Dowling clay (sharkey)	243.90	19.6%		Vw	4.2									
Ab	Alligator clay, 0.5 to 3 percent slopes	154.76	12.5%		IIle	6.5		550	9	6	30	9	45	47	
Dc	Dowling clay (sharkey)	142.13	11.4%		Vw	4.2									
Ac	Alligator clay, 3 to 7 percent slopes	19.53	1.6%		IIle	6.5		550	9	6	30	9	45	47	
Ag	Alligator silty clay, 0.5 to 3 percent slopes	18.58	1.5%		IIle	6.5		550	9	6	30	9	45	47	
MR	Marsh	11.46	0.9%												
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	8.09	0.7%		Ile	7.5	85	810			36	9		50.6	
Dt	Dundee very fine sandy loam, 3 to 7 percent slopes	7.71	0.6%		IIle		70	600		8	30	8.5			
W	Water	4.91	0.4%												
Dc	Dowling soils, overwash phases (sharkey)	3.51	0.3%		IVw	4.5					30			45	
Sc	Sharkey clay, 3 to 7 percent slopes	2.16	0.2%		IIle	6.5		600	10		35	9		47	
Dp	Dundee silty clay loam, 3 to 7 percent slopes	1.04	0.1%		IIle		70	600		8	30	8.5			
<b>Weighted Average</b>						<b>5.7</b>	<b>1</b>	<b>388.2</b>		<b>6.3</b>	<b>2.4</b>	<b>21.9</b>	<b>6.1</b>	<b>18.2</b>	<b>31.3</b>



## **Additional Improvement Photos**



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## Additional Property Photos



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