



Goad Road Farm 340.63 +/- ac. Tunica County, Miss.

TOTAL SIZE 340.63+/- tax acres.
329.3+/- FSA farmland acres; 308.82+/- FSA cropland acres

LOCATION Approximately 5.25 miles northeast of Tunica, Mississippi, and 3 miles west of US Highway 3 near the community of Pritchard. In Sections 19, 20, 29 and 30, Twp 4S, Range 10W.

DESCRIPTION The property has excellent production history with Class II silt loam and Class III clay soils. This tract is 94 percent irrigated, with 253.19+/- acres recently leveled and an additional 37.99+/- partially irrigated from a center pivot on an adjoining parcel. The farm has been dedicated primarily to cotton and grain production. There are three wells providing excellent water to the leveled fields through underground pipe and risers. The farm is over 93 percent cropland with a high percentage of FSA generic and soybean bases.

FSA DATA (Farm #1625)	Crop	Base Acres	PLC Yield
	Generic	154.40	725
	Soybeans	95.84	24
	Wheat	31.85	44
	Corn	14.90	73
	Grain Sorghum	10.41	51

SOILS Predominant cropland soil types are Sharkey clay and Dundee silt loam.

PROPERTY TAXES 2017 - \$5,027.65 or \$14.75 per acre.

POSSESSION At closing,
subject to existing lease.

MANAGEMENT Professional
farm management
available.

SHOWING By appointment only.

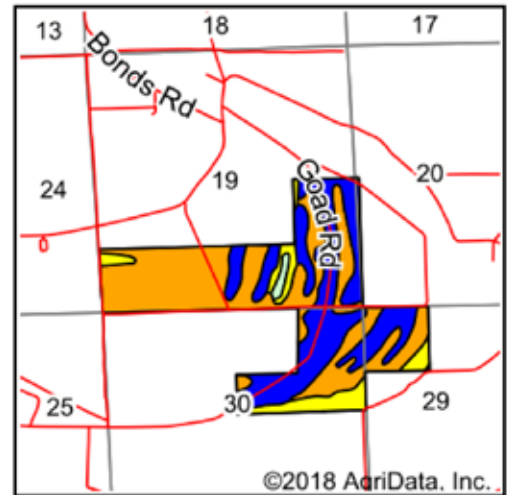


**FOR
SALE**

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
Soils Details



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: MS143, Soil Area Version: 10

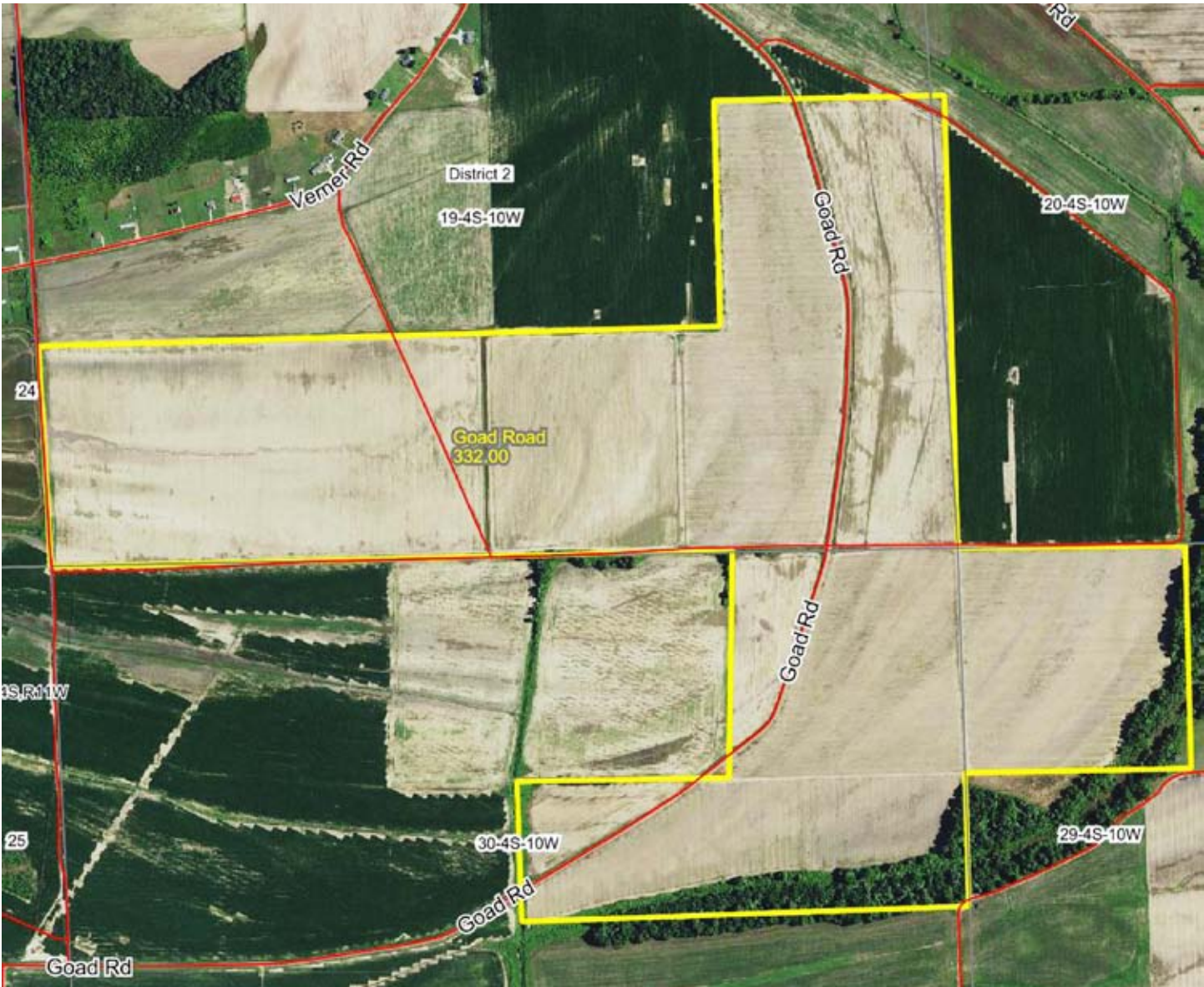
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice Irrigated	Soybeans	Tall fescue	Wheat
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	169.98	51.2%		IIIw	6.5		650	10	130	40	9	45
115	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	125.81	37.9%		IIw		85	750	9		40	9	45
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	32.65	9.8%		IVw	4.5					30		45
600	Water	3.56	1.1%										
Weighted Average						3.8	32.2	617	8.5	66.6	38.6	8	44.5

*c: Using Capabilities Class Dominant Condition Aggregation Method



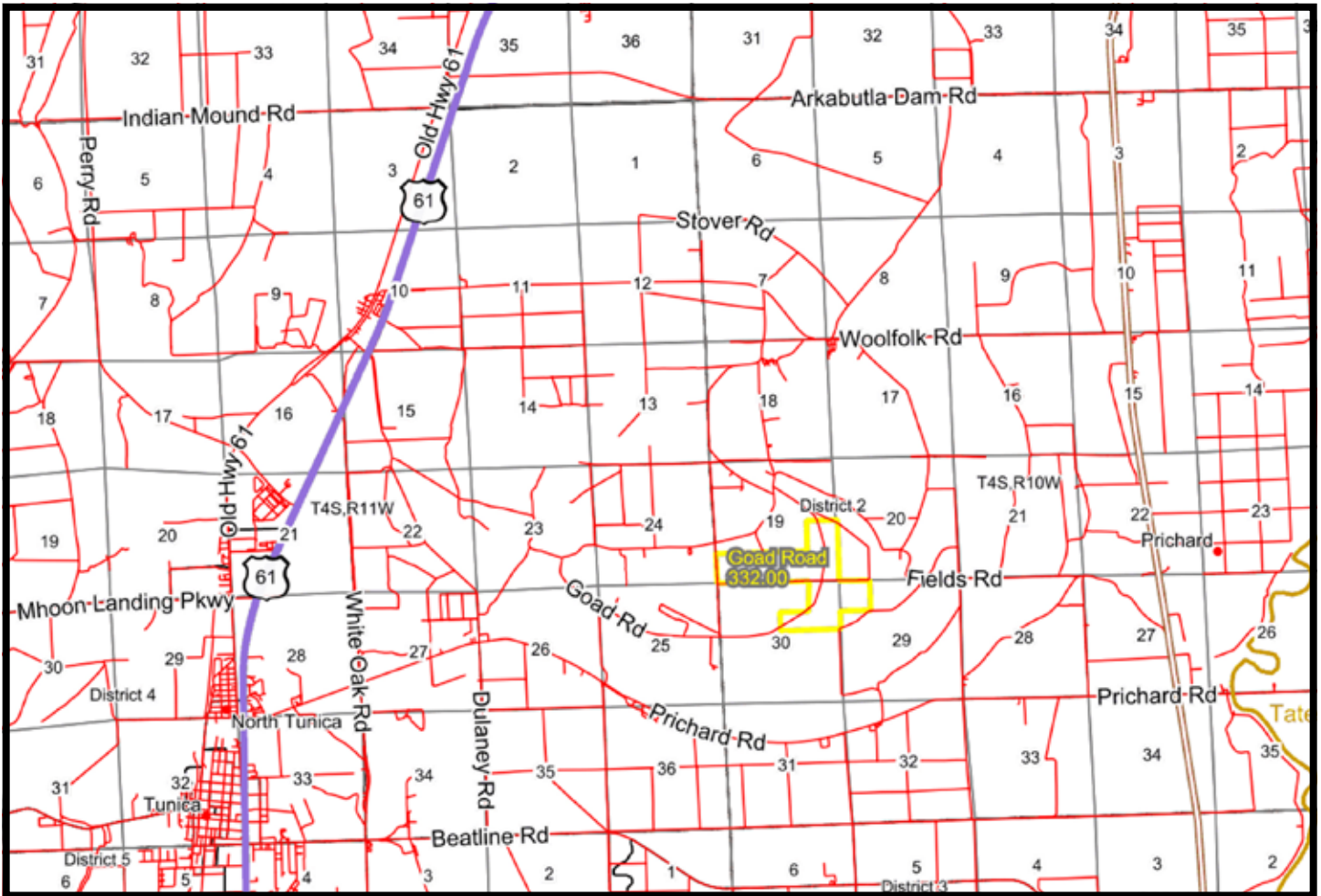
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Parcel Map



Goad Road Farm (340.63 +/- ac.) Tunica Co., Miss.

Location Map



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