



## Herminjard Place 320 +/- ac. Panola County, Miss.

**TOTAL SIZE** 320+/- tax acres.  
207.7+/- acres CRP (pines); 18.6+/- FSA cropland acres; 80+/- hardwood acres  
17+/- acres of roads, ditches and clearings

**LOCATION** 7.5 miles northeast of Como, Panola County, MS; 22 miles north of Batesville, MS,  
and 39 miles south of Memphis, TN. In Section 22, Twp 6S, Range 6W.

**DESCRIPTION** This is a prime deer and turkey hunting property and is accessible in all weather  
by paved county roads: Paul White Road and Tom Floyd Road. The acres enrolled  
in CRP were planted to pine in 1990 and 1992. The woods and pine timber provide  
excellent habitat for deer and turkey, which are plentiful throughout the area. Trails  
have been established through the timber providing easy access to all hunting  
locations. The property is conveniently located just 9 miles from Sardis Reservoir  
for fishing and boating opportunities. The 18.6+/- acres of excellent bottom land  
cropland is leased to a neighboring farm. Future income will be generated through  
the sale of pine timber.

**SOILS** Predominant cropland soil types are Grenada and Collins silt loam.

**PROPERTY TAXES** 2017 - \$2,141.04 or \$6.69 per acre.

**POSSESSION** At closing, subject to cropland lease.

**SHOWING** By appointment only.

**MANAGEMENT** Professional farm management available.

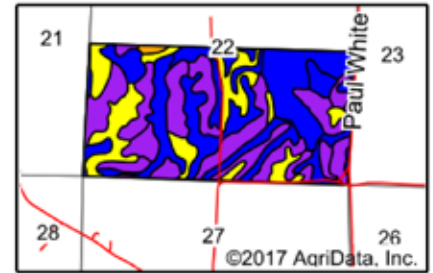
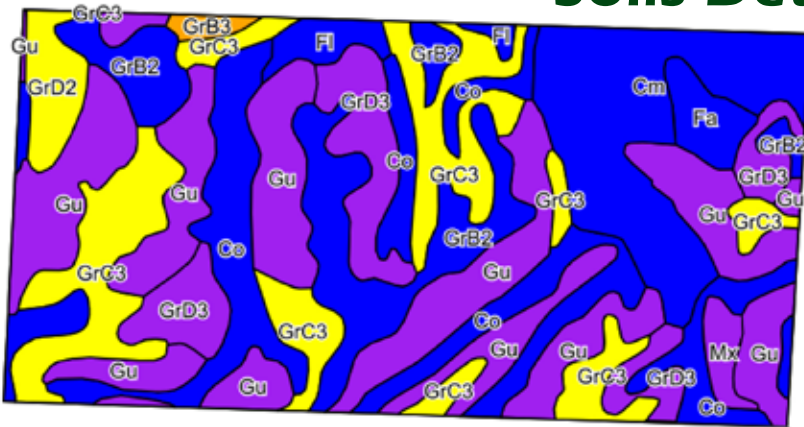


**FOR  
SALE**

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## Soils Details



Area Symbol: MS107, Soil Area Version: 12

\*c: Using Capabilities Class Dominant Condition Aggregation Method

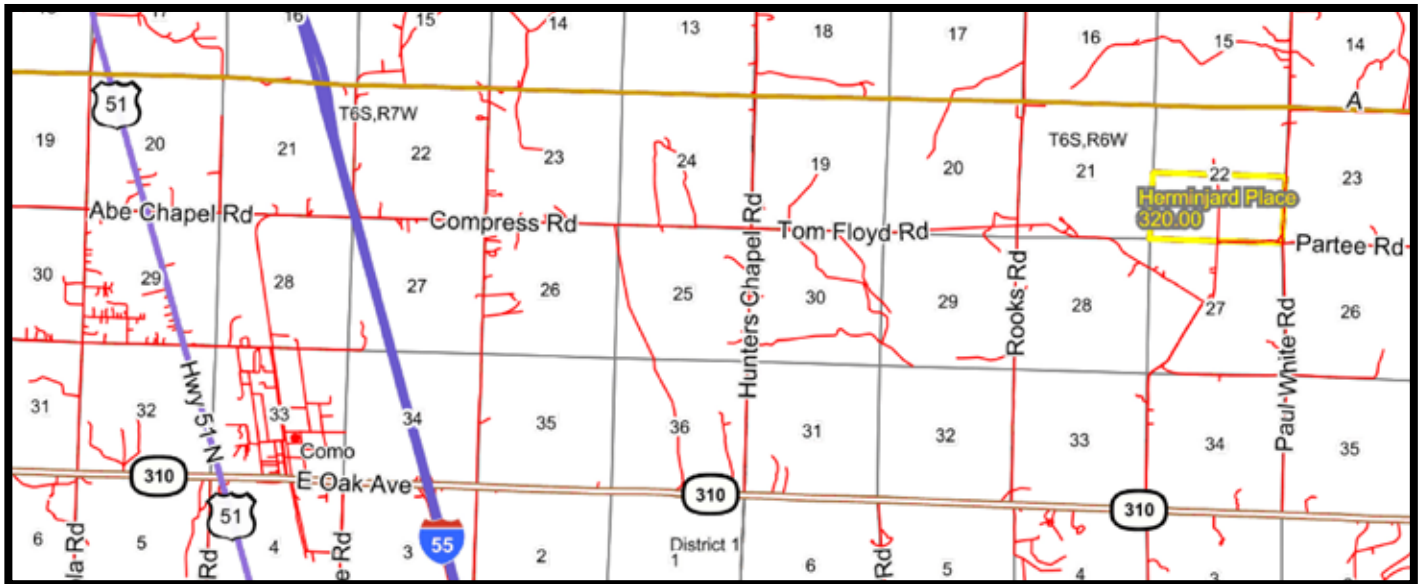
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr *c Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass legume hay	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Tobacco
Gu	Gullied land, silty	92.73	29.0%		Vlle										
GrC3	Grenada silt loam, 5 to 8 percent slopes, severely eroded	51.65	16.1%		IVe			55	550	3.5	7		30	7	
Co	Collins silt loam, local alluvium (occasionally flooded)	46.66	14.6%		Ilw			110	800		12		40	10	
Cm	Collins silt loam (occasionally flooded)	39.00	12.2%		Ilw			110	800		12		40	10	
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	38.89	12.2%		Ile			75	600	4	8		35	7.5	2550
GrD3	Grenada silt loam, 8 to 12 percent slopes, severely eroded (loring)	26.97	8.4%		Vle							5.5			
GrD2	Grenada silt loam, 8 to 12 percent slopes, eroded (loring)	7.54	2.4%		IVe			75	600			7	25		
Fa	Falaya silt loam (occasionally flooded)	5.86	1.8%		Ilw	7.5	7	100	750				40	9	
Fl	Falaya silt loam, local alluvium (occasionally flooded)	5.45	1.7%		Ilw	7.5	7	100	750				40	9	
Mx	Mixed alluvial land (bruno and Collins soils, frequently flooded)	3.46	1.1%		Vw							4.5			
GrB3	Grenada silt loam, 2 to 5 percent slopes, severely eroded	1.79	0.6%		Ille			75	600	4	8		35	7.5	2550
Soils data provided by USDA and NRCS. <b>Weighted Average</b>						0.3	0.2	53.2	419.8	1.1	5.4	0.7	22	5.1	324.2





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## Location and Parcel Maps





# Herminjard Place (320 +/- ac.) Panola Co., Miss.

## Property Photos



McClintock Land Company has previously entered into an agreement with the client to provide certain real estate brokerage services and acts as that client's designated agent. As such, McClintock Land is the agent of the seller. The information contained herein is from sources McClintock Land considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



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## McCLINTOCK LAND COMPANY