



# Little Texas Farm 883.03 +/- ac. Tunica County, Miss.

**TOTAL SIZE** 883.03+/- tax acres.  
892.11+/- FSA farmland acres, 856.48+/- FSA cropland acres.

**LOCATION** On Hwy. 4 East, 9 miles southeast of Tunica and 17 miles west of I-55 at Senatobia, MS. In Section 28 and 29, Twp 5S, Range 10W.

**DESCRIPTION** This highly improved farm lies along Mississippi Hwy 4 East, with access also from paved county roads – Seven Mile Gin Rd and Gum Pond Rd. With predominantly Class III soils, the property has excellent production potential for rice and soybeans. There are 738 +/- precision-leveled, irrigated acres; 115 +/- acres that are furrow irrigated; and 35 +/- acres of sloughs and ditches. In addition to being approximately 96 percent cropland, the farm has a high percentage of FSA bases with a history of rice and soybean production. This property is located in a prime area for waterfowl hunting, particularly in flooded fields.

FSA DATA (Farm #1947)	Crop	Base Acres	PLC Yield
	Wheat	35.9	54
	Soybeans	298.9	24
	Rice	554.1	5,176
	<b>Total</b>	<b>888.9</b>	

**SOILS** Predominant cropland soil type is Alligator clay (67%) with some Sharkey clay (33%).

**IMPROVEMENTS** 5 turbine wells (2 electric and 3 diesel) with extensive underground pipe to all fields; metal shop building; metal storage building.

**PROPERTY TAXES** 2017: approximately \$11,203.16 or \$12.69 per acre.

**POSSESSION** At closing.

**SHOWING** By appointment only.

**MANAGEMENT** Professional farm management available

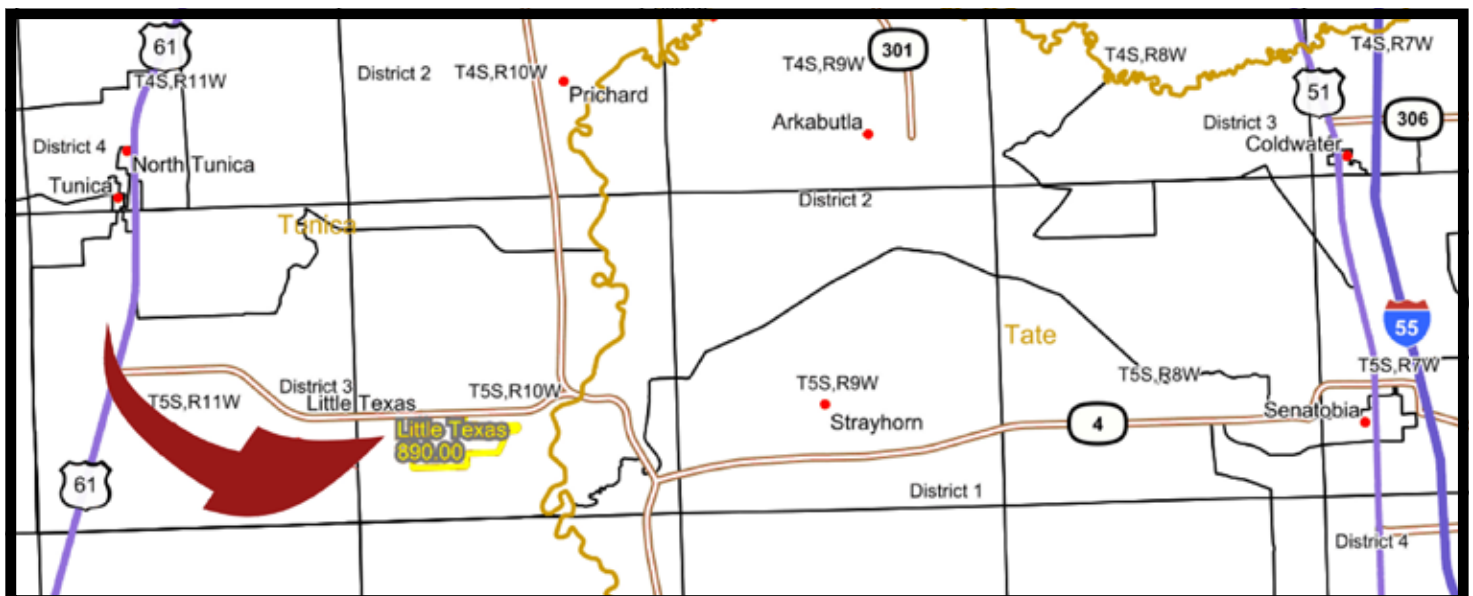


**FOR  
SALE**

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# Little Texas Farm (883.03 +/- ac.) Tunica Co., Miss.

## Location and Parcel Maps

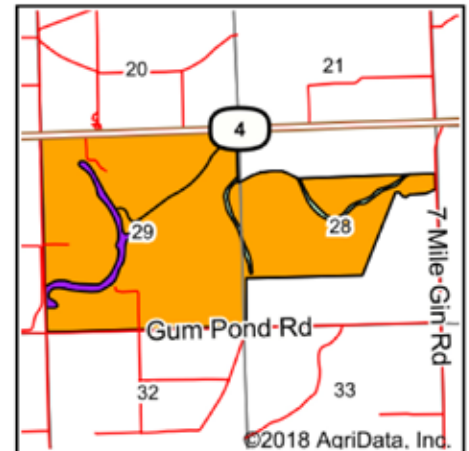
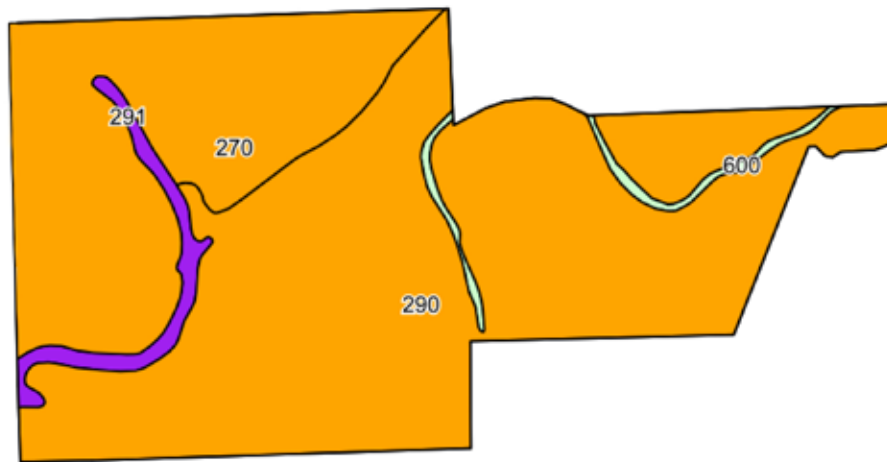


Maps Provided By:  
 **surety**<sup>®</sup>  
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## Soils Details



Soils data provided by USDA and NRCS.

Area Symbol: MS143, Soil Area Version: 10															
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Common bermudagrass	Cotton lint	Improved bermudagrass	Rice	Rice Irrigated	Soybeans	Tall fescue	Tall fescue Irrigated	Wheat	Wheat Irrigated
290	Alligator clay, 0 to 1 percent slopes, rarely flooded, east	573.76	64.5%		Illw	6.5	600	9	7.5	130	35	9	45	45	130
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	278.16	31.3%		Illw	6.5	650	10		130	40	9		45	
291	Alligator clay, frequently flooded	24.72	2.8%		Vw	4.2									
600	Water	13.36	1.5%												
<b>Weighted Average</b>						<b>6.3</b>	<b>590</b>		<b>8.9</b>	<b>4.8</b>	<b>124.4</b>	<b>35.1</b>	<b>8.6</b>	<b>29</b>	<b>43.1</b>

\*c: Using Capabilities Class Dominant Condition Aggregation Method

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