



SOUTHERN LAND COMPANY TN, LLC

8590/1 FARMINGTON BLVD.
GERMANTOWN, TN 38139

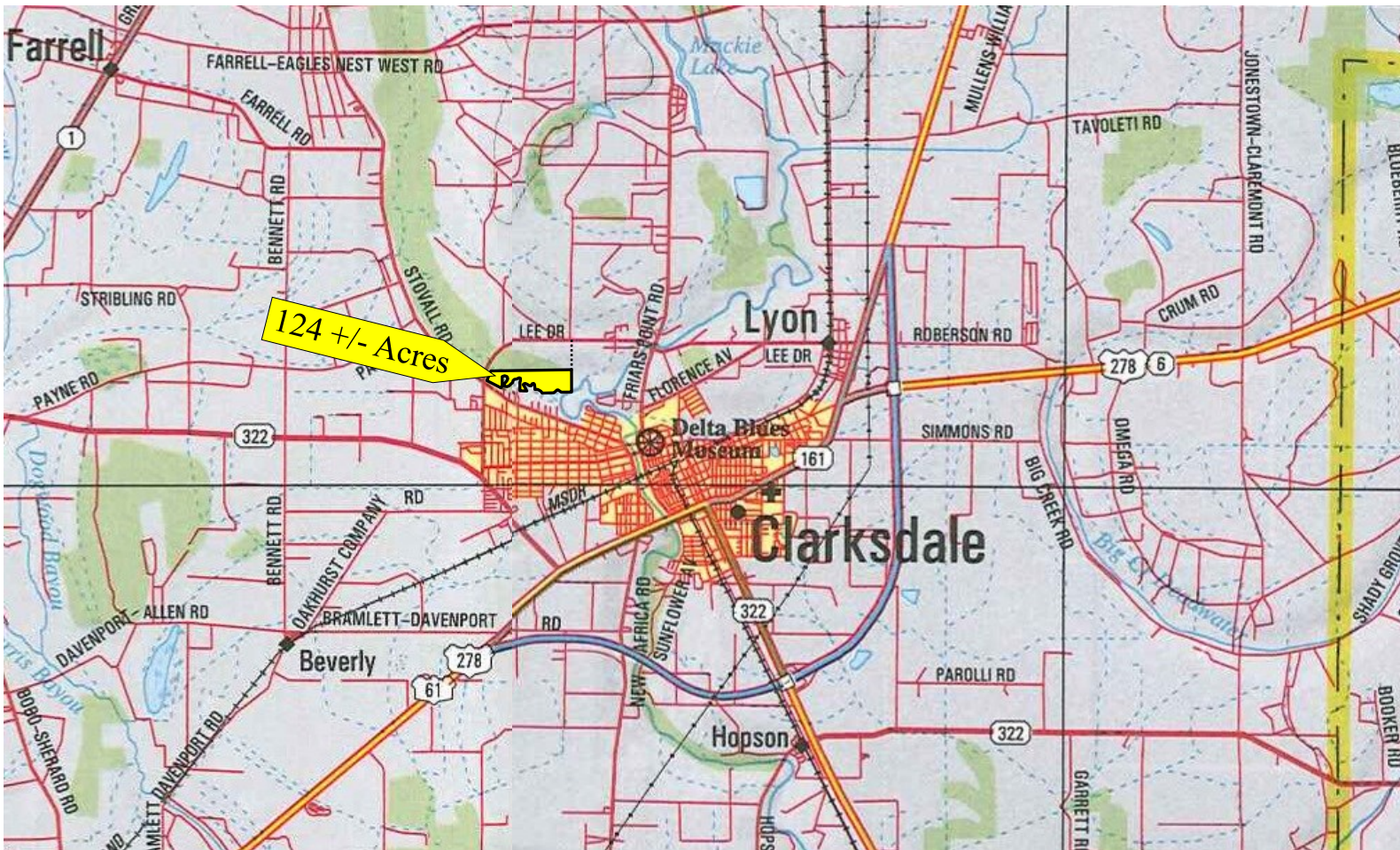
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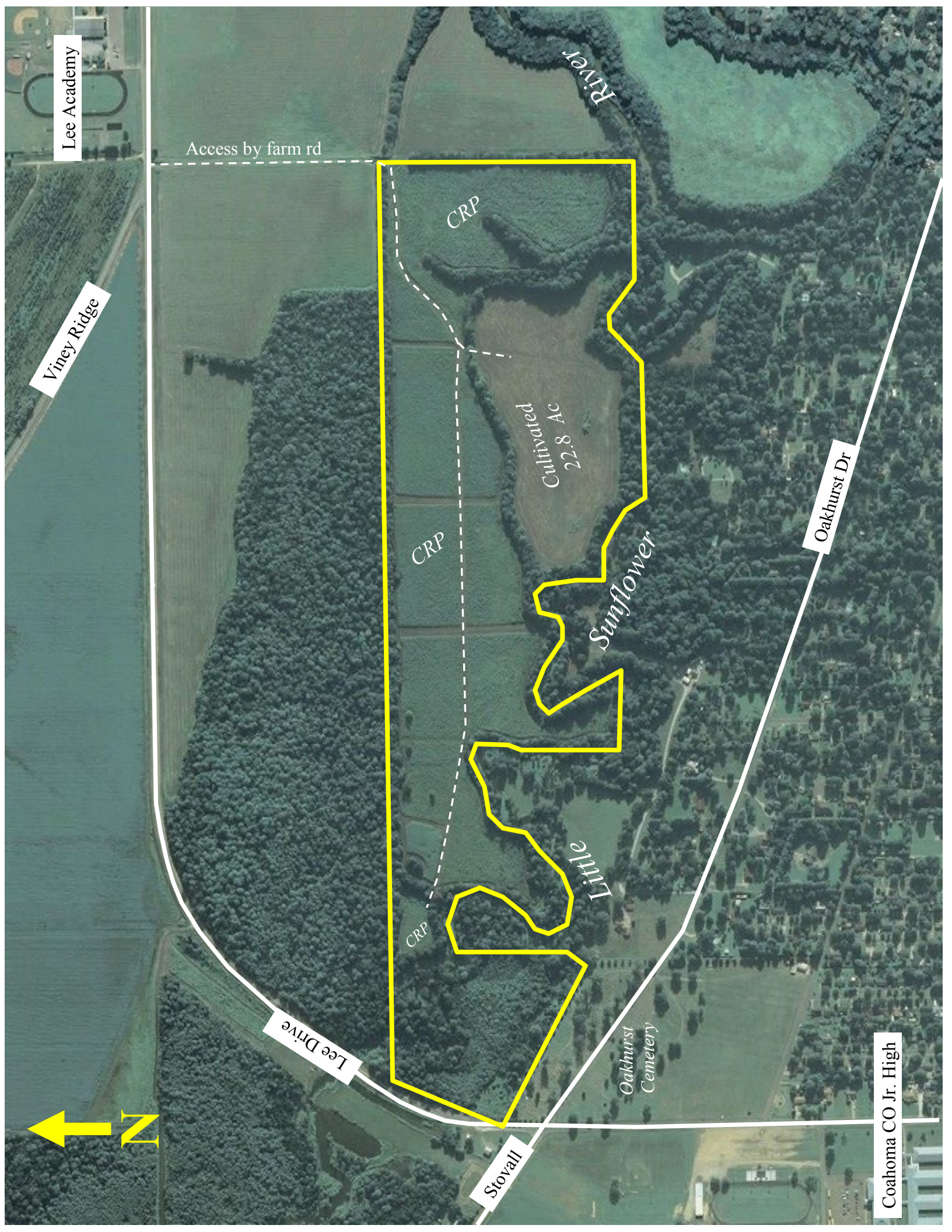
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Farmland and Timberland

124 +/- ACRES FOR SALE FARMLAND & HUNTING LAND COAHOMA COUNTY, MISSISSIPPI

- LOCATION:** NW Clarksdale, Mississippi -along the North boundary of Oakridge Cemetery, off Lee Drive and along parts of the North line of the Sunflower River, with access from a farm road South of the intersection of Lee Drive and Viney Ridge Road.
- ACREAGE:**
124.0 +/- Acres, Total, by Tax Rolls
60 +/- Acres CRP @ \$124.62 per acre until 9/30/29
24 +/- Acres, FSA Cropland
15 +/- Acres Food Plots
- CROP BASES:** 25 +/- Acres, woods, river, roads, & ditches
- INCOME:** \$7,486 annual CRP payment through 9/30/29
- SPECIAL FEATURES:** Deer, small game, & Duck hunting with over a mile frontage on the Little Sunflower River in numerous food plots and 16 year old planted Hardwood.
- PURCHASE PRICE:** \$200,000.00 or \$1,613.00 per acre





Lee Academy

Access by farm rd

CRP

CRP

CRP

Cultivated
22.8 Ac

Sunflower

Little

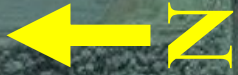
Oakhurst
Cemetery

Lee Drive

Stovall

Oakhurst Dr

Viney Ridge



Coahoma CO Jr. High