



SOUTHERN LAND COMPANY TN, LLC

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Farmland and Timberland

517 +/- ACRES FARMLAND & HUNTING LAND QUITMAN COUNTY, MISSISSIPPI

LOCATION: Approximately 10 miles South of Lambert on West River Road between O'Keefe WMA and Tallahatchie River

ACREAGE: 503, more or less, acres Total
434.3 acres, FSA Cultivated Land
53.9 acres CRP
29 +/- acres duck hunting slough, roads, ditches

CROP BASES: 242.0 Acre Cotton Base @ 590#
191.9 Acre Rice Base @ 3996#

IMPROVEMENTS: 3- Irrigation wells
2- pit blinds

SPECIAL FEATURES: Duck hunting in flooded fields & 1/2 mile slough
Good income with duck hunting in the heart of the flyway.

INCOME: Farm Rent \$30,520.00, CRP \$3,200.00, Duck Lease \$12,000.00
Farm Rent goes to \$40,000.00 CASH after 2009.

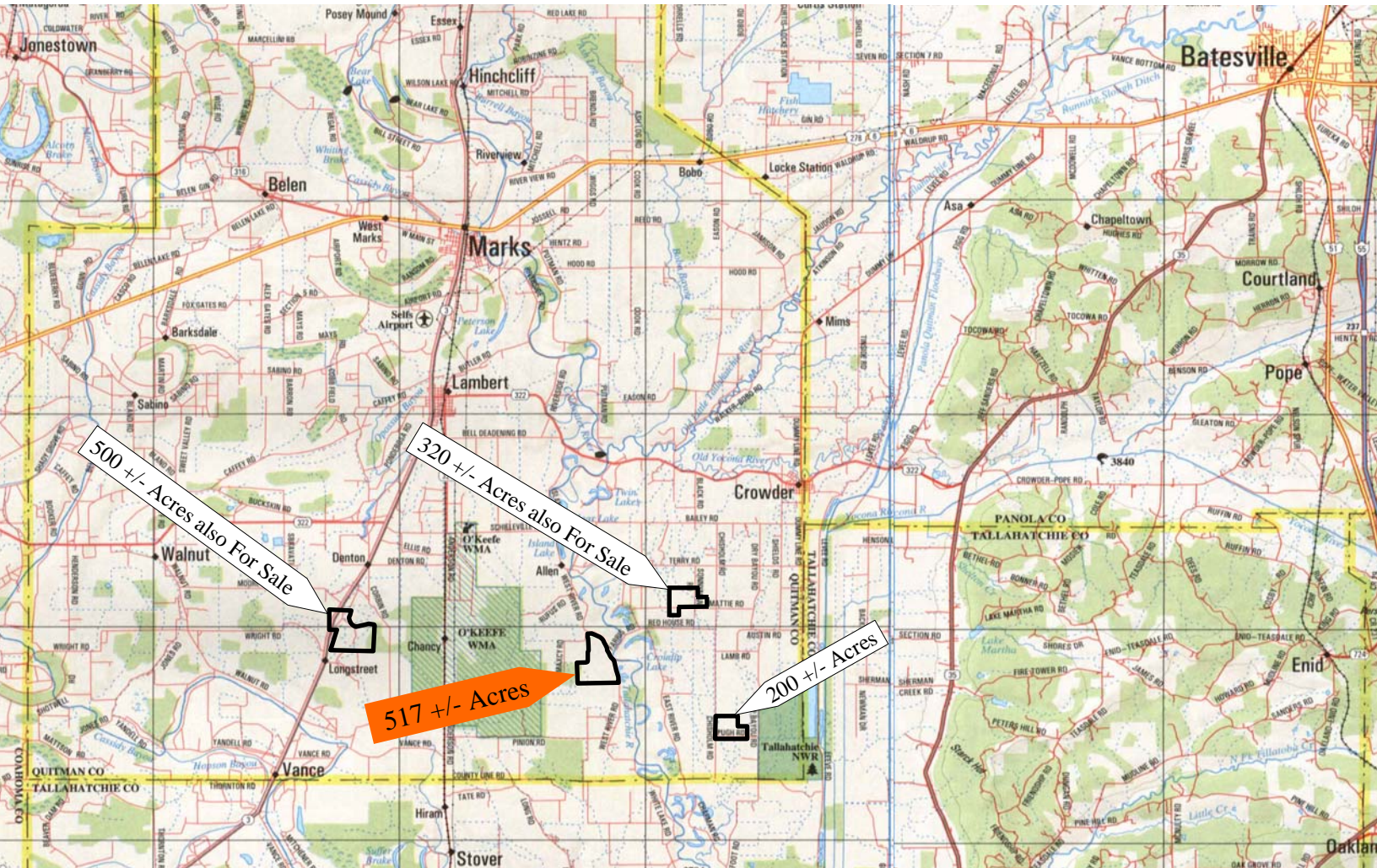
PURCHASE PRICE: \$1,131,750.00 or \$2,250.00 per acre



1/2 Mile duckweed slough



June '07 Milo on River Rd



West River Rd

Tallahatchie



Irrigation well on River Rd

< Pit Blind

Well >

River

Well >

Slough
CRP

CRP

< Pit Blind

Well >

< O'KEEFE WMA

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West River Rd