



SOUTHERN LAND COMPANY TN, LLC

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Farmland and Timberland

747 +/- ACRES FARMLAND & HUNTING LAND SUNFLOWER COUNTY, MISSISSIPPI

LOCATION: Approximately 2 miles south of Parchman on Hwy 49 W.

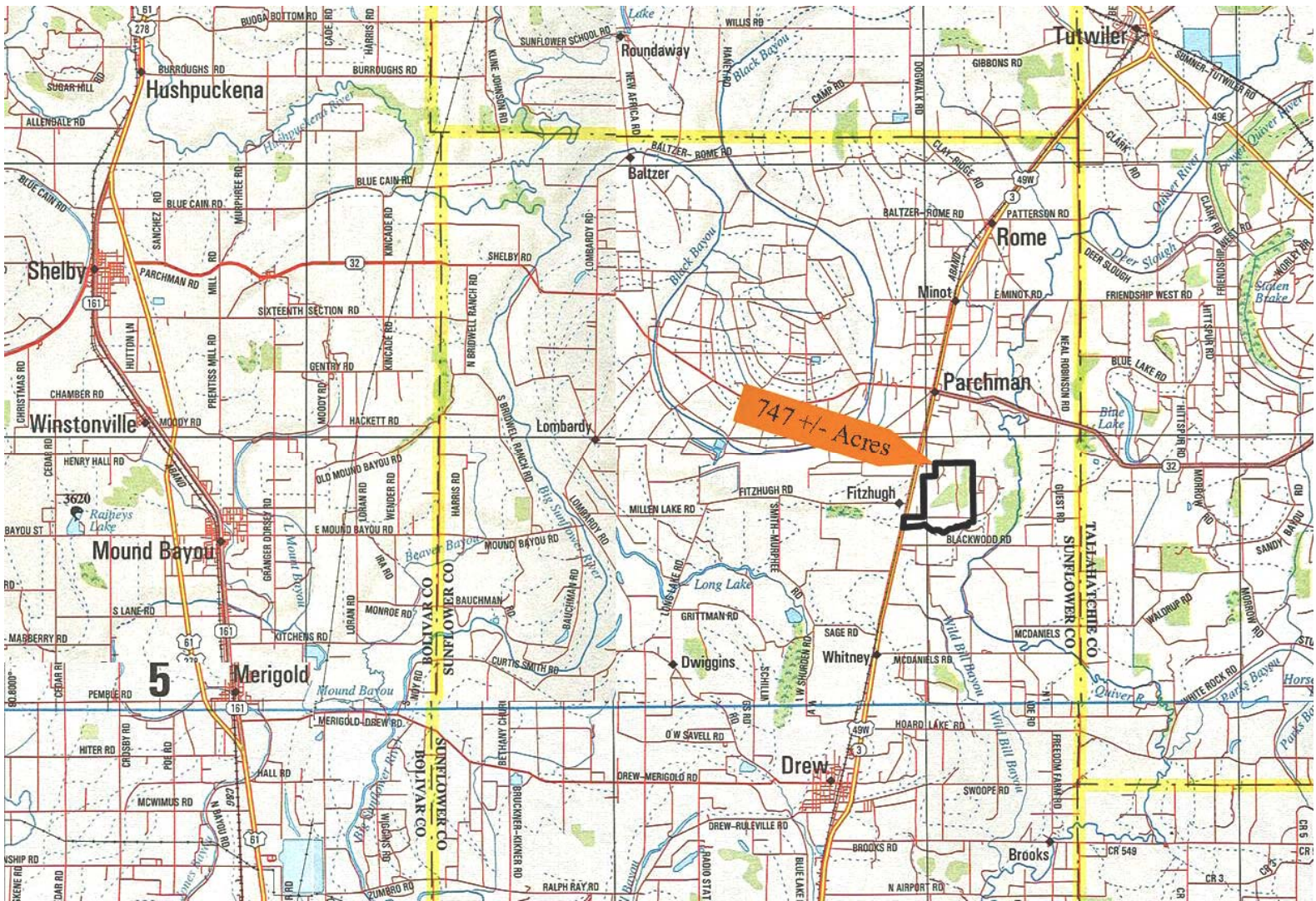
ACREAGE: 747.7 +/- Acres, Total
559.7 +/- Acres, FSA Cultivated Land
188.0 +/- Acres, woods, roads, & ditches

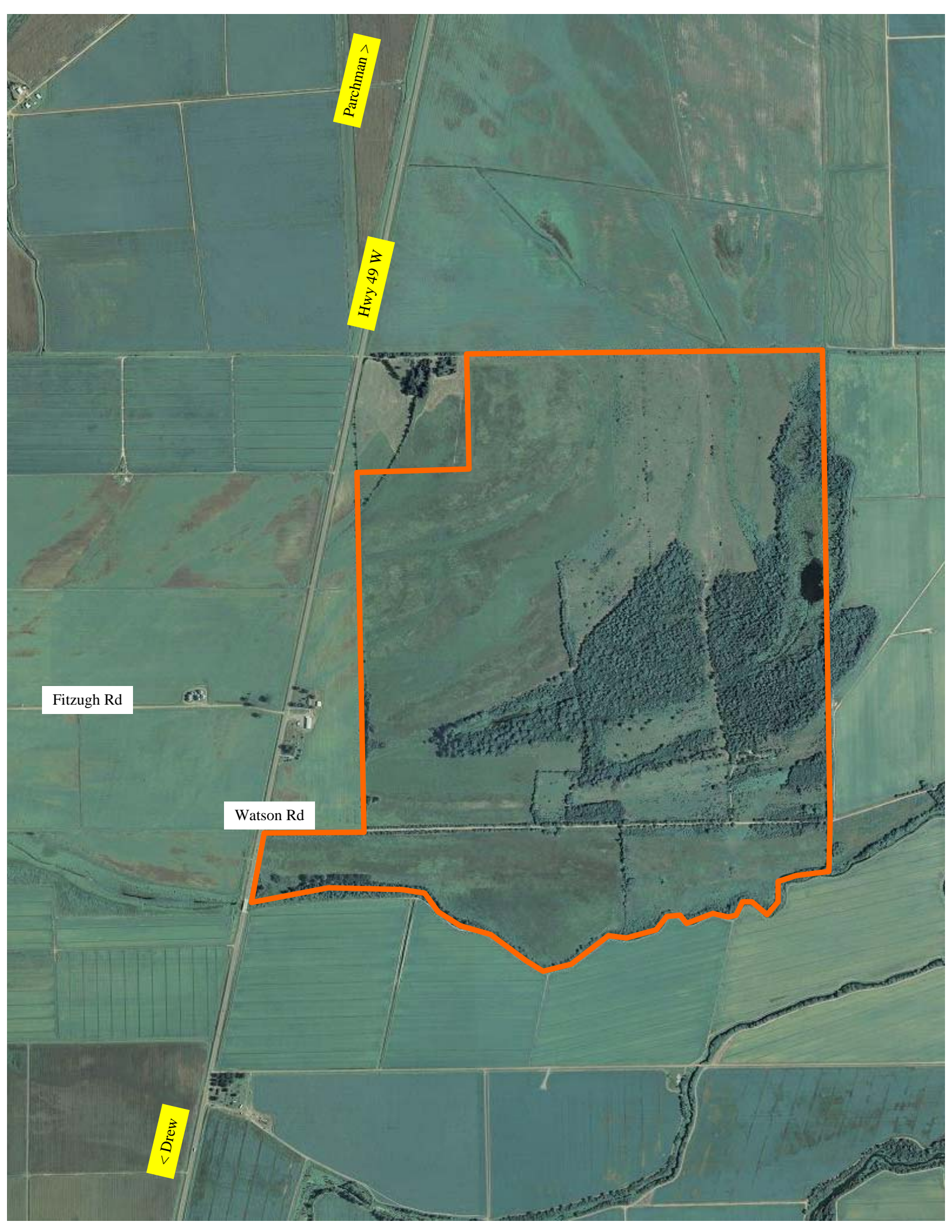
CROP BASES: 12.0 Acre Wheat Base @ 31 bu
28.5 Acre Rice Base @ 4040#
177.2 Acre Cotton @ 447
62.6 Acre Soybean Base @ 16 bu

IMPROVEMENTS: 1 frame (Owner's) home with existing out buildings

SPECIAL FEATURES: Deer, Duck, and Small Game hunting in timberland and surrounding fields
Available for personal use or income from hunting lease. Good farm income/rent.

PURCHASE PRICE: \$1,867,500.00 or \$2,500.00 per acre





Parchman >

Hwy 49 W

Fitzugh Rd

Watson Rd

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