



Farm & Timberland Brokerage
106 First Choice Dr. Madison, MS 39110
www.SartainsHeritage.com

327.5+/- acres in Quitman County, MS

Prepared By

Rob Coker

December 16, 2019



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Property: Birdie, MS – 327.5+/- acres. The Schneider property lies on east bank of the Coldwater river. Approximately 205 acres are in row crop production with the remainder in woodland and sloughs. There is a house site on the river with electricity available where a cabin could be built. The natural breaks hold water in standing timber providing excellent duck habitat. The mixture of woods, sloughs and cropland makes for prime deer hunting as well! This property is an excellent recreational investment with annual income from the cropland and the ability to enroll portions of the property in various conservation easements programs providing additional income or improved wildlife habitat.

Property Breakdown:

- 327.5 +/- gross acres
- 205 +/- cropland acres
- 122.5 +/- acres woods and Brakes

Soil Capacity: 3.45 cap average

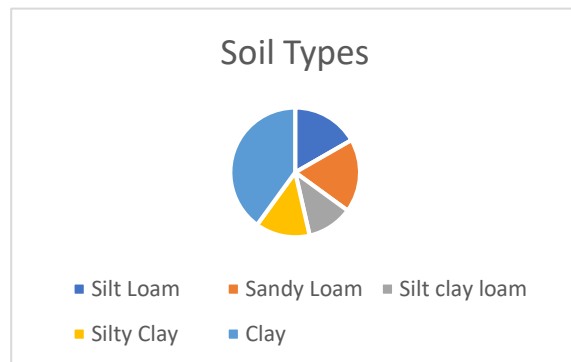
- 42.5% – Forestdale Silty Clay Loam
- 37.4% – Sharkey Clay
- 11.5% – Dundee Silt Loam
- 6% – Sharkey Silty Clay Loam
- 2.4% — Dubbs Silt Loam

Crop Base: see 156ez to be divided

Property Taxes: \$4,565.35(\$13.94 per acre)

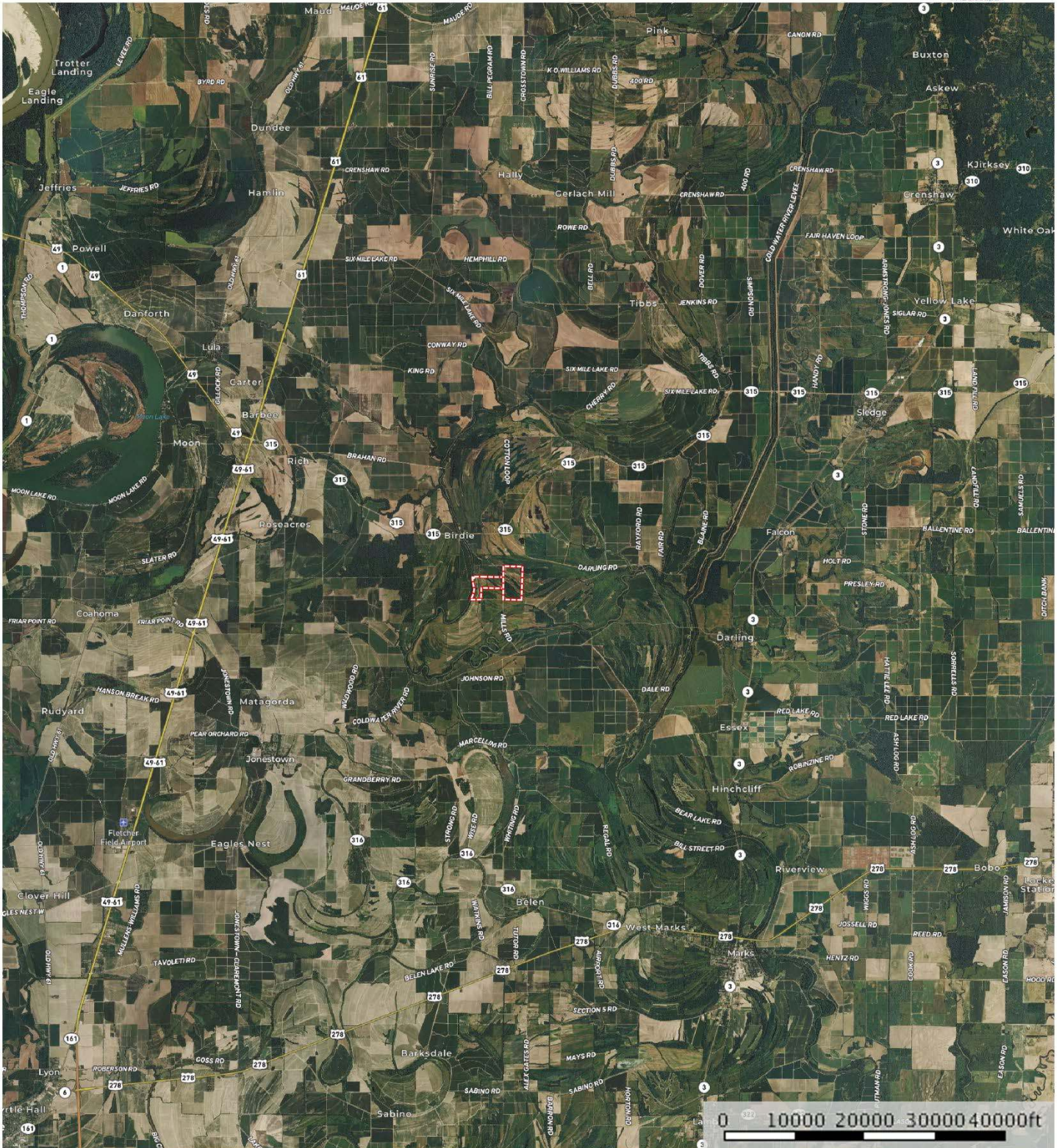
Leases: no active leases in place

Price: \$ 1,150,000



Contact: Rob Coker 662-571-7348 or rcoker@sartainsheritage.com

aschnider Mississippi, AC +/-



 Boundary

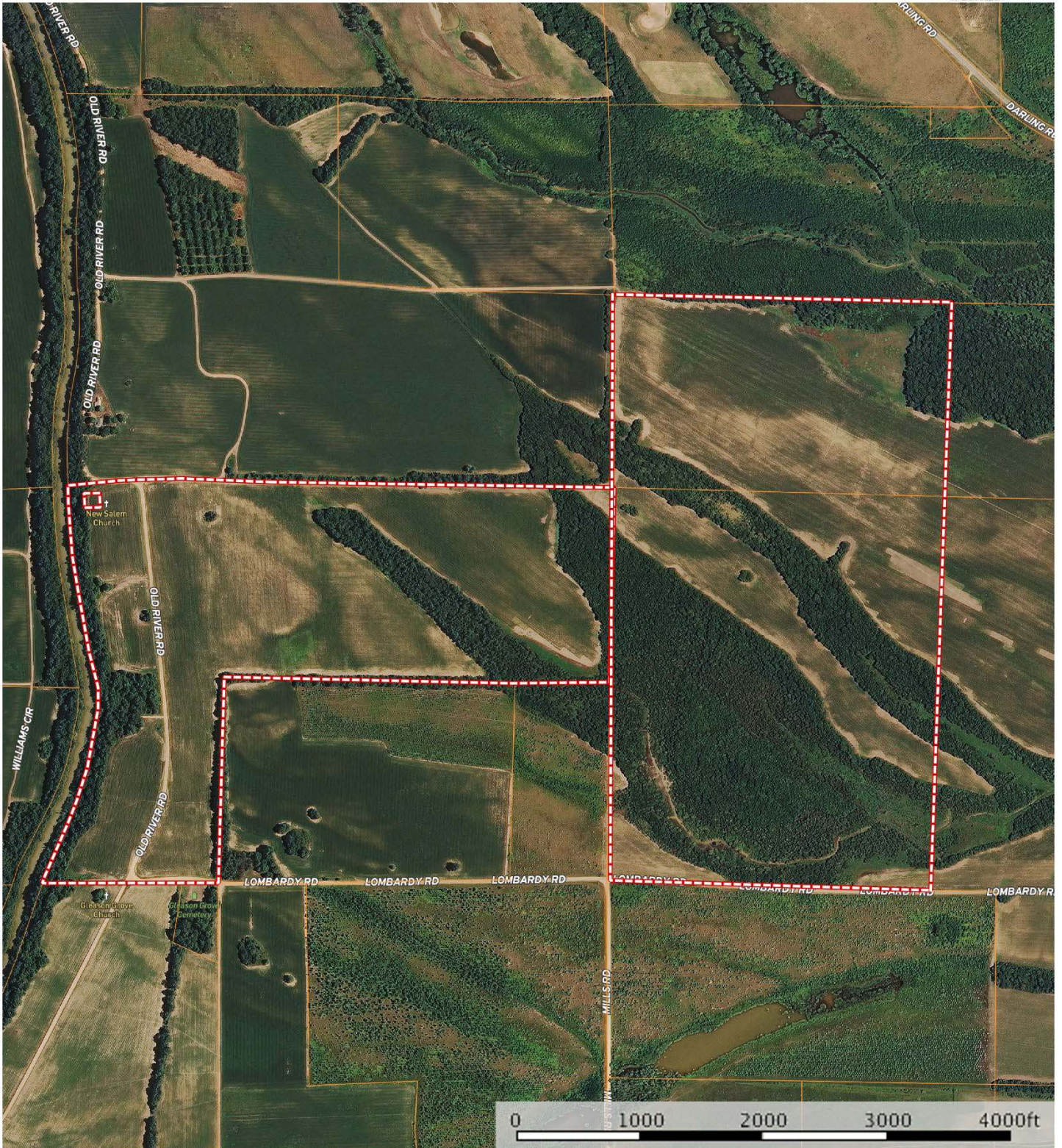
Parker Sartain
P: 6015062398

psartain@sartainheritage.com

106 First Choice Drive

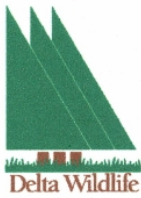


The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.



 Boundary

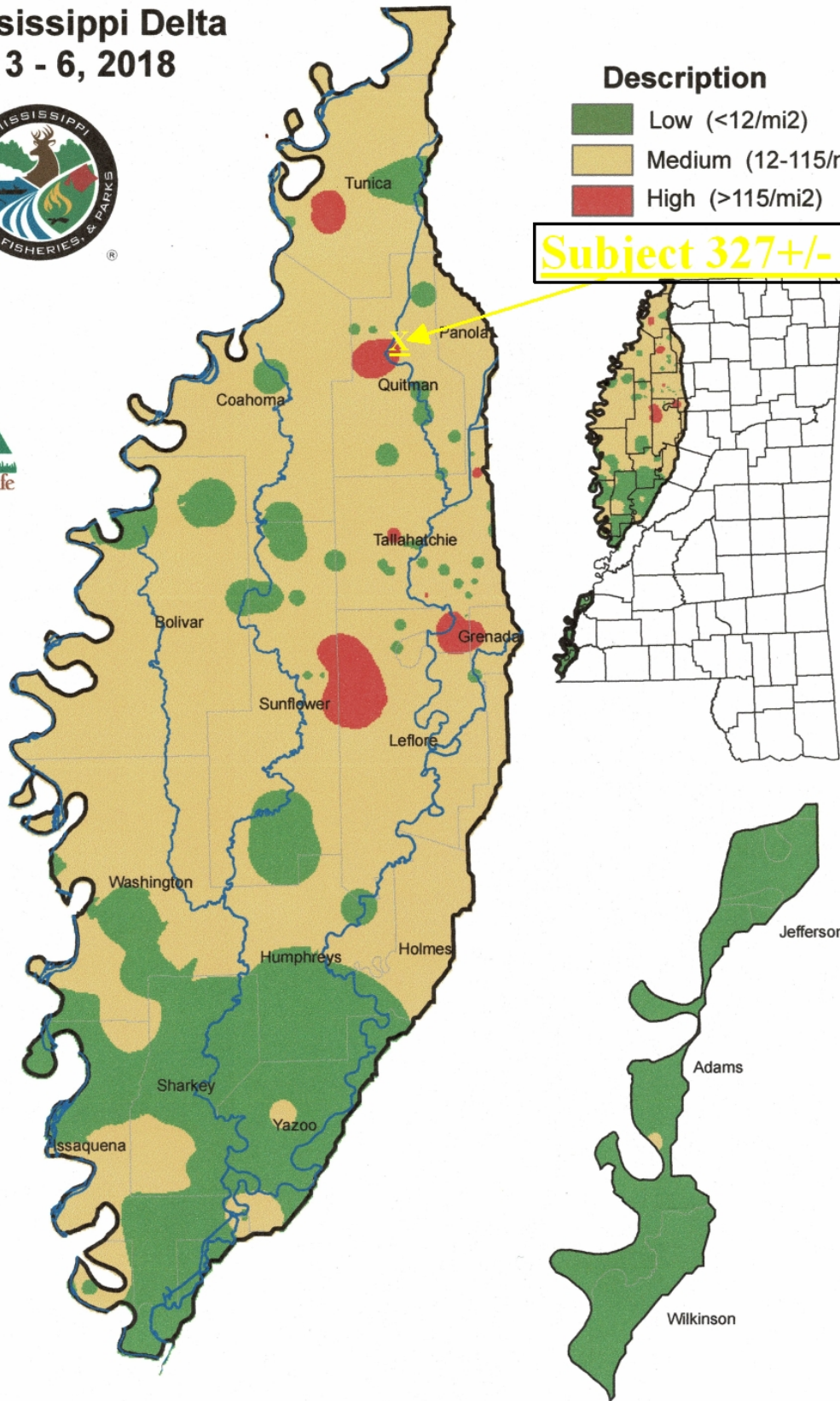
Distribution of Mallards in the Mississippi Delta Jan. 3 - 6, 2018

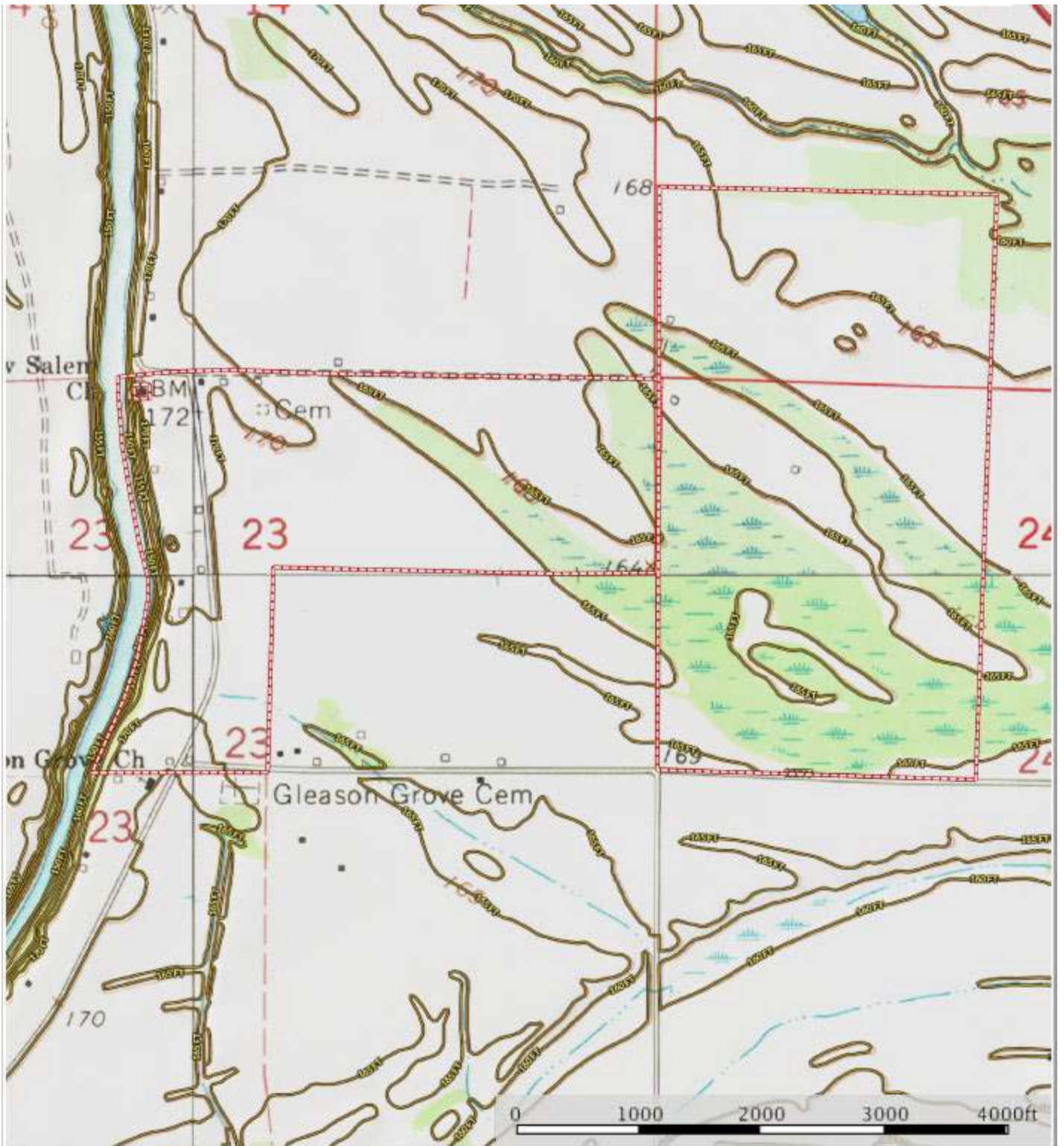


Description

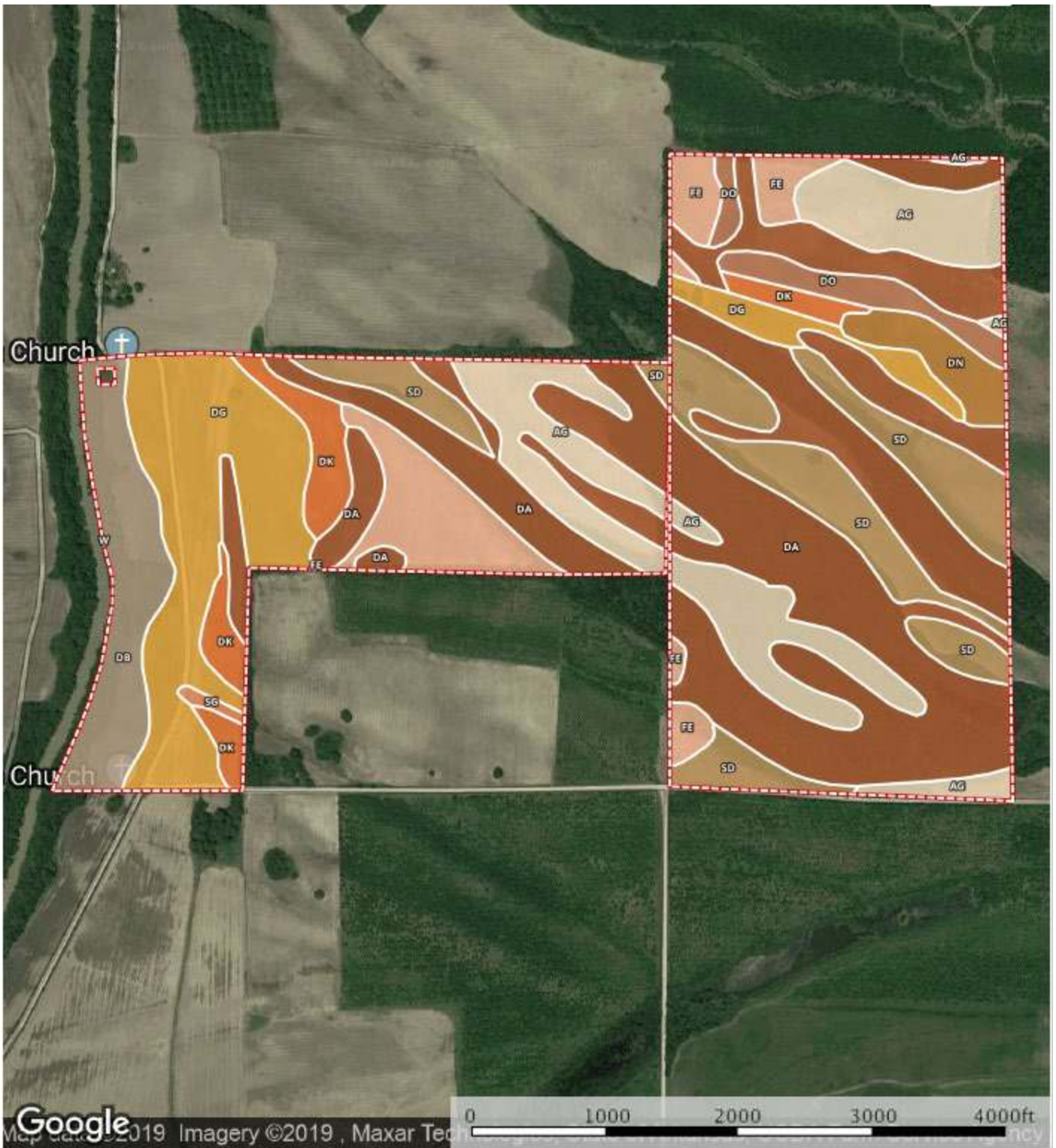
- Low (<12/mi2)
- Medium (12-115/mi2)
- High (>115/mi2)

Subject 327+/- ac





□ Boundary



 Boundary

|> All Polygons 328.8 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|------|
| Sd | Sharkey silty clay, nearly level phase | 41.4 | 12.59 | 3e |
| Dk | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 13.8 | 4.18 | 2w |
| Ag | Alligator and Sharkey clays, nearly level phases | 45.7 | 13.9 | 3e |
| Dg | Dundee fine sandy loam, nearly level phase | 45.6 | 13.86 | 2w |
| Da | Dowling clay and silty clay (sharkey) | 122.5 | 37.25 | 5w |
| Db | Dubbs fine sandy loam, nearly level phase | 20.8 | 6.33 | 1 |
| Fe | Forestdale silty clay loam, nearly level phase | 23.0 | 7.0 | 3w |
| Sg | Souva silt loam, nearly level phase (sharkey) | 0.8 | 0.23 | 3e |
| W | Water | 0.0 | 0.01 | - |
| Dn | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 7.0 | 2.14 | 2e |
| Do | Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded | 8.3 | 2.52 | 3e |
| TOTALS | | 328.8 | 100% | 3.42 |

|> Boundary 138.7 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|-----|
| Sd | Sharkey silty clay, nearly level phase | 6.0 | 4.32 | 3e |
| Dk | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 11.1 | 8.04 | 2w |
| Ag | Alligator and Sharkey clays, nearly level phases | 15.3 | 11.05 | 3e |
| Dg | Dundee fine sandy loam, nearly level phase | 39.1 | 28.2 | 2w |
| Da | Dowling clay and silty clay (sharkey) | 31.8 | 22.92 | 5w |
| Db | Dubbs fine sandy loam, nearly level phase | 20.8 | 15.01 | 1 |
| Fe | Forestdale silty clay loam, nearly level phase | 13.7 | 9.89 | 3w |
| Sg | Souva silt loam, nearly level phase (sharkey) | 0.8 | 0.55 | 3e |
| W | Water | 0.0 | 0.02 | - |
| TOTALS | | 138.7 | 100% | 2.8 |

Boundary 190.1 ac

| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CAP |
|-----------|---|-------|-------|-----|
| Dn | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 7.0 | 3.7 | 2e |
| Ag | Alligator and Sharkey clays, nearly level phases | 30.4 | 15.97 | 3e |
| Sd | Sharkey silty clay, nearly level phase | 35.4 | 18.62 | 3e |
| Dk | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 2.6 | 1.37 | 2w |
| Dg | Dundee fine sandy loam, nearly level phase | 6.5 | 3.4 | 2w |

| | | | | |
|--------|---|-------|------|------|
| Fe | Forestdale silty clay loam, nearly level phase | 9.3 | 4.89 | 3w |
| Do | Dundee silty clay loam, 2 to 5 percent slopes, rarely flooded | 8.3 | 4.35 | 3e |
| Da | Dowling clay and silty clay (sharkey) | 90.7 | 47.7 | 5w |
| TOTALS | | 190.1 | 100% | 3.87 |

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|--------------|---|---|---|---|---|---|---|---|
| 'Wild Life' | • | • | • | • | • | • | • | • |
| Forestry | • | • | • | • | • | • | • | |
| Limited | • | • | • | • | • | • | • | |
| Moderate | • | • | • | • | • | • | | |
| Intense | • | • | • | • | • | | | |
| Limited | • | • | • | • | | | | |
| Moderate | • | • | • | | | | | |
| Intense | • | • | | | | | | |
| Very Intense | • | | | | | | | |

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

MISSISSIPPI
QUITMAN
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1464
Prepared : Nov 8, 2019
Crop Year : 2020

Abbreviated 156 Farm Record

Tract 1843 Continued ...

| State Conservation | Other Conservation | Effective DCP Cropland | Double Cropped | MPL | EWP | DCP Ag. Rel. Activity | Broken From Native Sod |
|--------------------|--------------------|------------------------|----------------|------|------|-----------------------|------------------------|
| 0.00 | 0.00 | 622.21 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |

DCP Crop Data

| Crop Name | Base Acres | CCC-505 CRP Reduction Acres | PLC Yield |
|-------------------------|---------------|-----------------------------|-----------|
| Wheat | 106.60 | 0.00 | 36 |
| Corn | 106.60 | 0.00 | 86 |
| Soybeans | 316.60 | 0.00 | 23 |
| Seed Cotton | 73.92 | 0.00 | 1416 |
| Unassigned Generic Base | 18.48 | 0.00 | 0 |
| TOTAL | 622.20 | 0.00 | |

NOTES

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Brake #2

Brake #1

Duck Hole #3



Note cypress trees

Brake #3
11/17/19



