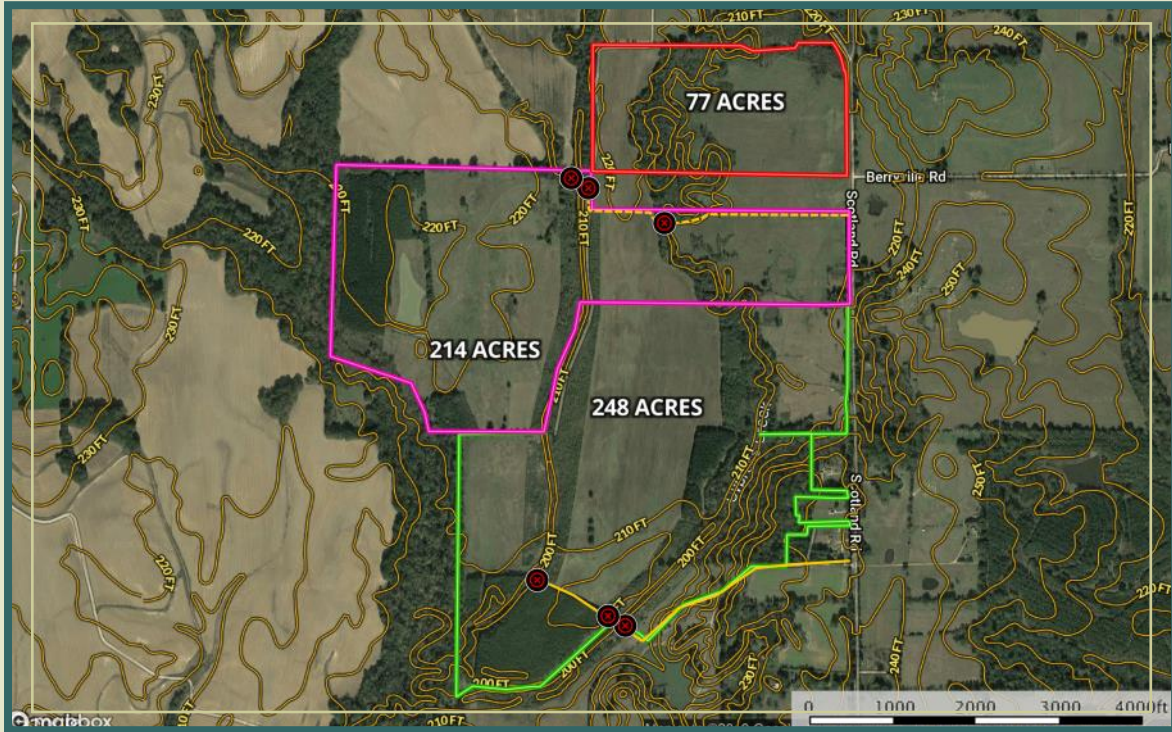




Sartain's Heritage
Properties, LLC.
www.SartainsHeritage.com

Argyle Farm 214 Acres +/- Yazoo County, MS



CONTACT:

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Property:

Argyle Farm, 214 acres located in Southeast Yazoo county in the Scotland Community. Improved pasture and timberland tract that is well suited for a cattle operation or recreational tract. Riparian CRP along the creek, hardwood CRP on the the western border, pasture, and woodland. Seller has agreed to build road and bridge to cross Cypress Creek at their expense.

Currently in operation for cattle but can easily be converted to an excellent recreational tract. Deer bedding areas currently exist along Cypress creek and the drainage ditch. Habitat could be improved with additional grass or hardwood CRP planting.

Location: Section 6-T10N-R6E, Yazoo County, MS. Located south of the intersection of Scotland and Berryville Road. Thirteen miles northeast of Benton and forty minutes from Jackson up I-55.

Land Use:

Pasture - 128 Acres
CRP - 42 Acres
Woodland - 37 Acres
Lake - 4 Acres
Roads and Creek - 3 Acres

Price: 214 acres \$733,000

Contact: Joe Mallard at 601.927.8222 or jmallard@sartainsheritage.com



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