



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Riverside Plantation, dating back to the earliest days of Washington County Mississippi. This legacy property offers a unique opportunity to own a plantation that has been assembled for over 160 years. The plantation is bordered by Lake Jackson to the south and east, Lake Britten to the north and the Mississippi River levee to the west. Scenic and beautiful, this property offers an excellent farmland investment opportunity with 50% of the property being cultivated. This region of Washington County is well known for some of the best yielding farms in the Delta. The soils are light to mixed class one & two loam complexes with high fertility and a wide range of cropping options. Farm rental markets are competitive, due to farm yield potential and short transportation routes to river terminals.

The other fifty percent of the farm is a mixture of hardwood ridges and cypress sloughs that line the bank of Lake Jackson, as it wraps the property. The recreational aspects offer year-round opportunities. Lake Jackson is a private lake, with ownership or permission assess only. The lake is well known for crappie and bass fishing. In the backwaters of the lake, within the bounds of the property, there is a series of cypress sloughs that winter migrators as they travel the Mississippi River. The old growth cypress sloughs are the embodiment of oxbow lake duck hunting. Opportunities exist to impound additional sheet water habitat on the fields joining the woods. West of the mainline levee there is 85 acres bordering Carolina chute. These acres offer access to the Mississippi River, vie the chute.

The location of Riverside Plantation, situated between Yazoo National Wildlife Refuge, Lake Washington, Peru Swamp, Lake Jackson, and the Mississippi River positions this property in one of the most trafficked areas for migrators in the lower MAV.

Riverside Plantation, retains all of its renewable energy and carbon rights, and is not encumbered by an form of conservation easements.

Interactive Map Link: <https://id.land/ranching/maps/11665cd834b74933db1ac2f4a7a0e45c/share>

Property Video Link: <https://youtu.be/0W0dWdfBG9s>

Contact: Jacob Sartain: 662-836-6048 or Jsartain@sartainsheritage.com

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

History of Riverside Plantation



Historical Record of Riverside Plantation, dating back to the earliest days of Washington County Mississippi, is the site where the town of Princeton was located. In 1830 Princeton, became the second county seat for Washington County, after its original county seat *New Mexico* washed into the Mississippi River. Princeton, now completely gone of physical evidence, sat on the east bank of what is now Carolina Chute, a former channel of the Mississippi River.

At its peak Princeton was home to over 600 residents, over a dozen businesses including banks, a private school, a hotel, and restaurants. In 1844 the county seat was moved to Greenville and by 1850 most of Princeton had caved into the river.

In 1855 Eugenia Patience Bate inherited Riverside Plantation from her late husband Council Rogers Bass, a Mississippi Planter from Greenville. Bate a native of Tennessee lived in Greenville until her husband's death. After his passing, she moved to Washington DC, sold Riverside Plantation and was married to Count Giuseppe Bertinatti. The minister plenipotentiary from Italy to the United States. Now as Countess Bertinatti, she resided with her husband in Italy. The countess remained in Italy until 1905. Then returning to Tennessee where she died in December of 1906.



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PROPERTY DATA:

Property Breakdown:

- Tax base acres: 1,623 +/-
- FSA cropland: 778.43 +/-
- Timberland acres: 845 +/-

Primary Soils: - see soils map

- CAP AVG: 2.38
- NCCPI AVG: 73.27

Improvements:

- Irrigation Wells: 7
- Center Pivots: 2 / 1,100 foot & 1,300 foot

Irrigation Breakdown:

- Land Leveled row fall: 375 +/-
- Pivot: 165 +/-

Crop Base:

- Base acres: 712.40 – see 156EZ

Lease: Farm income: \$175,500.00 – through 2024

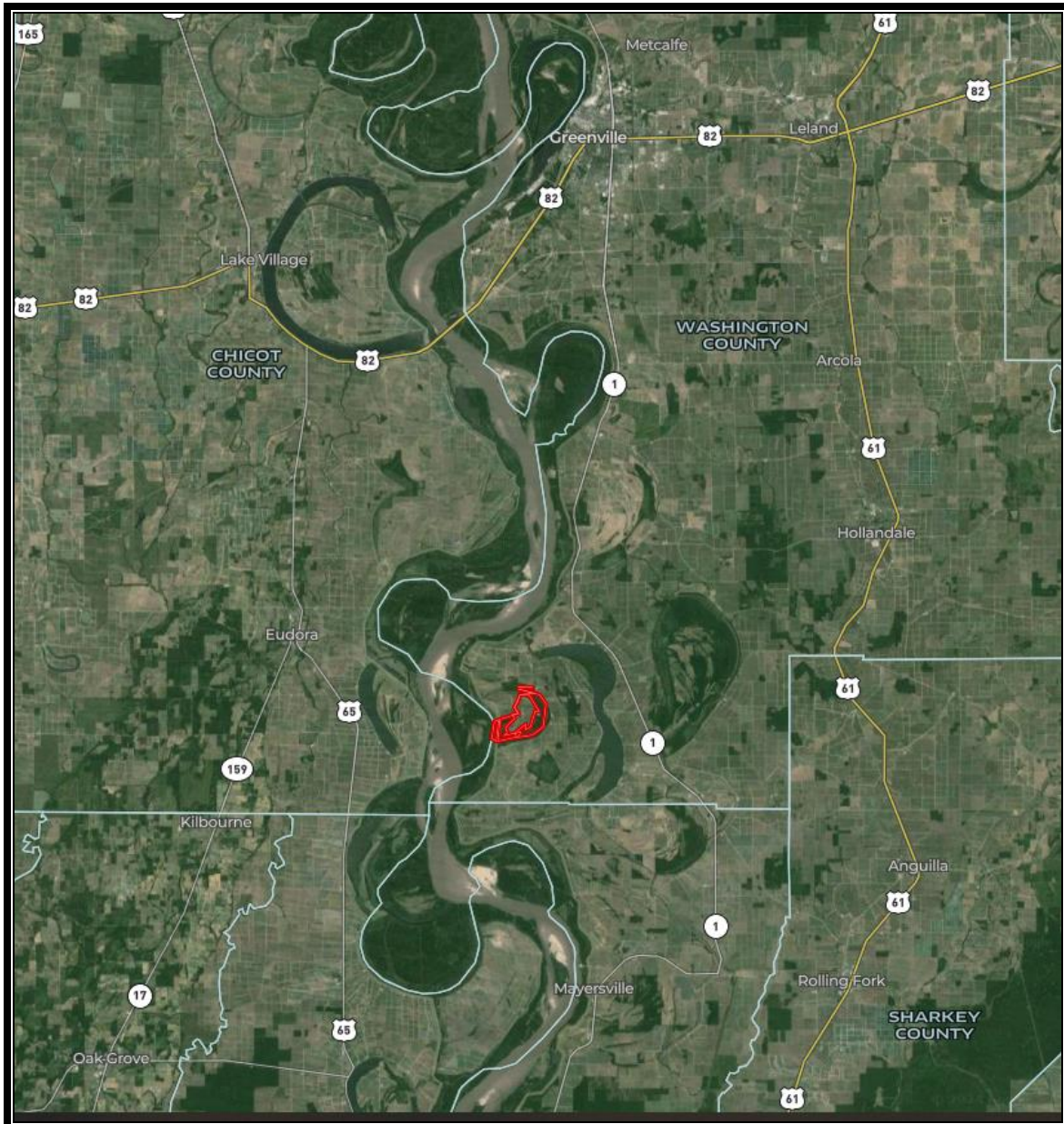
Taxes: \$23,500.00 - based on 2023

Interactive Map: <https://id.land/ranching/maps/11665cd834b74933db1ac2f4a7a0e45c/share>

Price: \$8,650,000.00 – will consider timberland sale without cropland

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LOCATOR MAP



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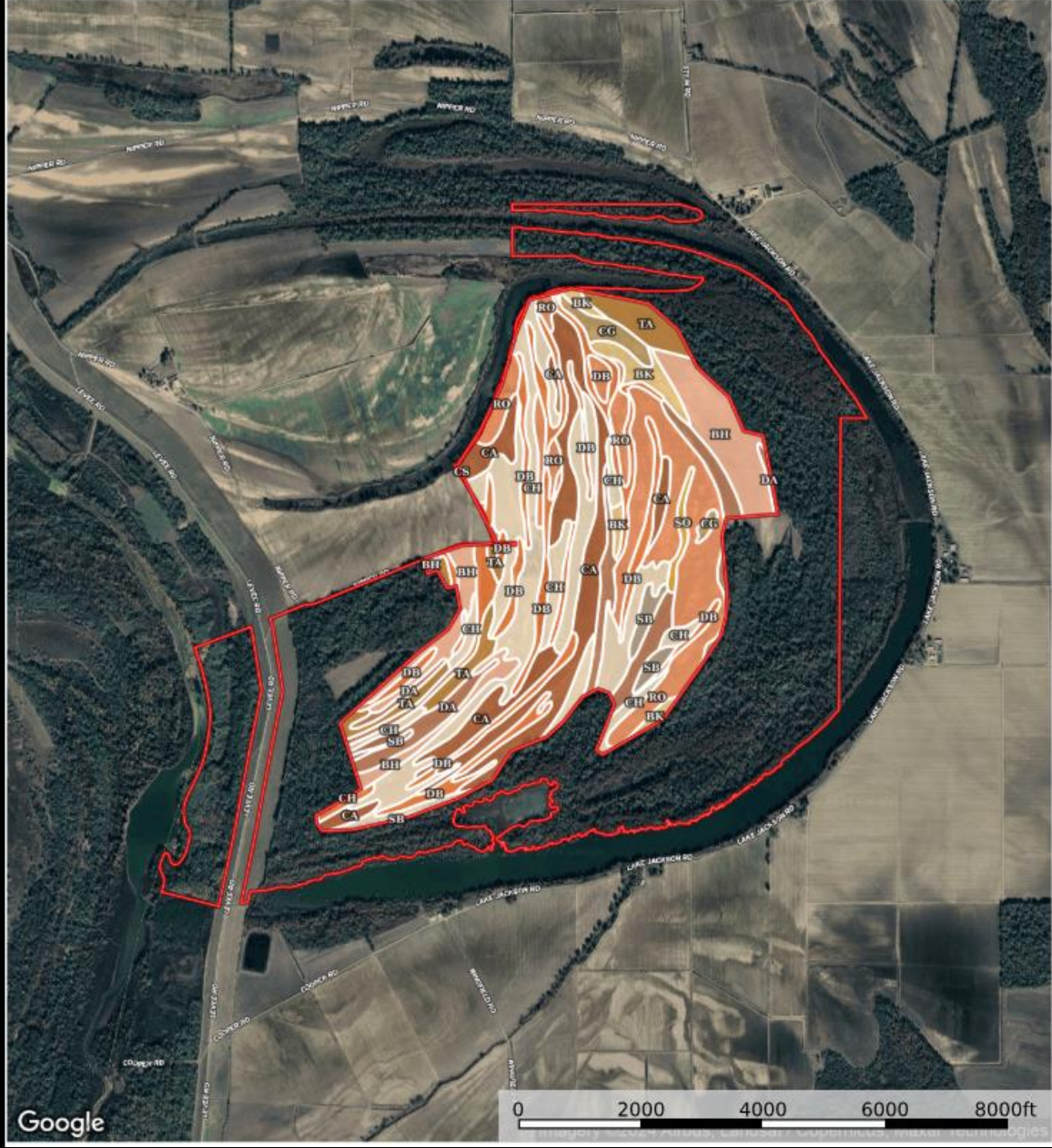
Property Video Link: <https://youtu.be/0WdWdfBG9s>

BOUNDARY MAP



Interactive Map Link: <https://id.land/ranching/maps/11665cd834b74933db1ac2f4a7a0e45c/share>

Riverside Plantation
Mississippi, AC +/-



Google

0 2000 4000 6000 8000ft

SOILS DATA

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	168.96	21.93	0	84	2w
Ro	Robinsonville very fine sandy loam, 0 to 2 percent slopes	132.18	17.16	0	90	1
Ca	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	117.88	15.3	0	86	2e
Db	Dowling soils (sharkey), 0 to 2 percent slopes, occasionally flooded	113.49	14.73	0	41	4w
Bh	Bowdre silty clay, 0.5 to 2 percent slopes	76.79	9.97	0	86	2w
Da	Dowling clay (sharkey), 0 to 2 percent slopes, occasionally flooded	67.03	8.7	0	38	4w
Ta	Tunica clay, 0 to 2 percent slopes	40.93	5.31	0	69	3w
Bk	Bowdre silty clay loam, 0 to 2 percent slopes	21.78	2.83	0	86	2w
Cg	Crevasse sandy loams and Loamy sands (Bruno), 0 to 2 percent slopes, occasionally flooded	13.2	1.71	0	41	3s
Sb	Sharkey clay, 0.5 to 2 percent slopes	12.88	1.67	0	56	3e
So	Souva silt loam (commerce)	5.23	0.68	0	86	2e
Cs	Commerce very fine sandy loam, moderately shallow, 0 to 2 percent slopes	0.12	0.02	0	86	2e
TOTALS		770.47(*)	100%	-	73.27	2.38


(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

FSA DATA

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
1,824.56	778.43	778.43	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	778.43	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	22.70	0.00	31

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MISSISSIPPI SHARKEY Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency Abbreviated 156 Farm Record	FARM : 2047 Prepared : 5/6/24 1:28 PM CST Crop Year : 2024
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Tract 1158 Continued ...			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	161.20	0.00	174
Sunflowers	5.30	0.00	660
Soybeans	53.40	0.00	63
Seed Cotton	375.84	0.00	2541
Unassigned Generic Base	93.96	0.00	0
TOTAL	712.40	0.00	









