



***Farm, Timber & Recreational Land Brokerage***

*106 First Choice Dr. Madison, MS 39110*

[www.SartainsHeritage.com](http://www.SartainsHeritage.com)

**Property:** Seven Mile Farm comprised of 878.1 farmland acres of which 825.76 are FSA cropland acres. The farm is located north of state HWY 14 in Humphreys and Sharkey Counties, Mississippi. The farm is 83% irrigated and 68% land formed. The soils are suitable for all small gains grown in the region and cotton.

**Primary Soils:** Alligator, Sharkey clays and Forestdale silt clay loam

**Land Breakdown & Improvements:**

- Seven Irrigation wells
- 400- acre precision land formed
- 160 acres land planned row-fall
- 125 acres water by 1,275-foot pivot
- 140 acres dryland (owner plans to form fall 2024 cost built into sales price)

**Crop Base:** see FSA data summary, 731 total base acres

- Rice: 180.55 ac
- Cotton: 230.8 ac
- Soybeans: 236.01 ac
- Generic: 57.78

**Lease:**

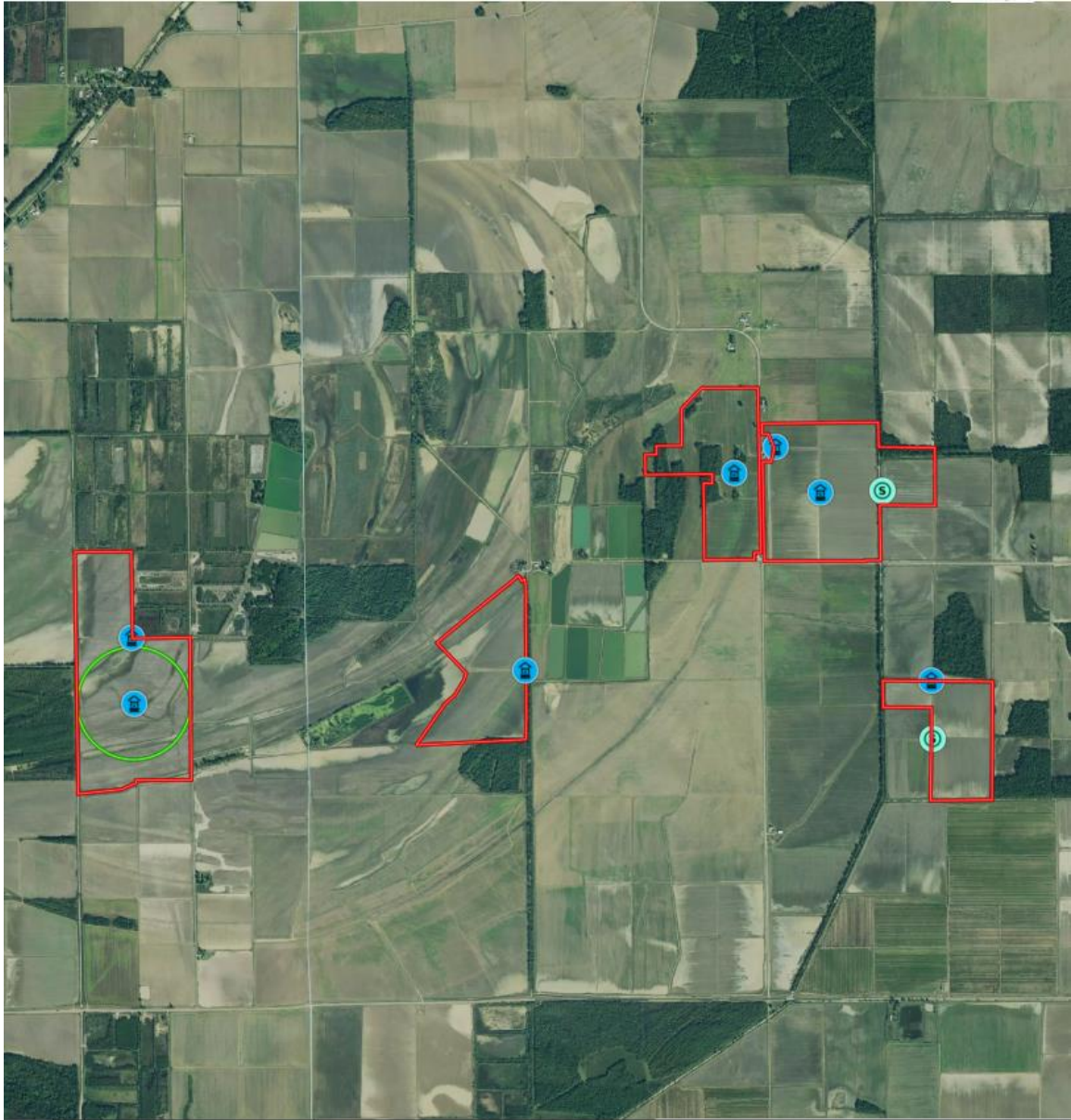
- Owner operator: (\$185,000. market estimate for rental)
- Hunting: \$10,000.00 (estimated for 2024)

**Taxes:** \$10,148.11 (\$11.55 avg acre)

**Price:** \$5,325,000.00

**Contact:** Jacob Sartain 662-836-6048 or [Jsartain@sartainsheritage.com](mailto:Jsartain@sartainsheritage.com)

# BOUNDARY MAP





## FSA DATA SUMMARY

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
81.61	64.59	64.59	0.00	0.00	0.00	0.00	0.0	Active	3
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	64.59		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	SUP

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	3.19	0.00	51	
Soybeans	8.19	0.00	39	0
Seed Cotton	42.56	0.00	1969	
Unassigned Generic Base	10.64	0.00	0	
<b>TOTAL</b>	<b>64.58</b>	<b>0.00</b>		

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
226.52	211.62	211.62	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	211.62		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	WHEAT, SOYBN	SORGH, SUP, RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	1.96	0.00	29	
Soybeans	24.08	0.00	47	92
Seed Cotton	39.45	0.00	1457	
Unassigned Generic Base	9.86	0.00	0	
Rice-Long Grain	102.46	0.00	4860	
<b>TOTAL</b>	<b>177.81</b>	<b>0.00</b>		

## FSA DATA SUMMARY

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
104.36	99.43	99.43	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	99.43		10.20		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	SUP, RICE-LGR

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Soybeans	16.80	0.00	42	91
Seed Cotton	0.40	0.00	943	
Unassigned Generic Base	0.10	0.00	0	
Rice-Long Grain	63.60	0.00	4860	
<b>TOTAL</b>	<b>80.90</b>	<b>0.00</b>		

Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
77.96	63.50	63.50	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	63.50		0.00		0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	SORGH, SOYBN	SUP

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Grain Sorghum	6.70	0.00	51	
Soybeans	15.50	0.00	41	0
Seed Cotton	30.88	0.00	1969	
Unassigned Generic Base	7.72	0.00	0	
<b>TOTAL</b>	<b>60.80</b>	<b>0.00</b>		

## FSA DATA SUMMARY

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
134.19	134.19	134.19	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	134.19	0.00	0.00	0.00	0.00	0.00

DCP Crop Data			
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Com	4.75	0.00	173
Soybeans	58.72	0.00	39
Seed Cotton	41.72	0.00	2323
Unassigned Generic Base	10.44	0.00	0
Rice-Long Grain	4.96	0.00	4860
<b>TOTAL</b>	<b>120.59</b>	<b>0.00</b>	

MISSISSIPPI HUMPHREYS Form: FSA-156EZ	 United States Department of Agriculture Farm Service Agency <b>Abbreviated 156 Farm Record</b>	<b>FARM : 3812</b> Prepared : 1/3/24 9:03 AM CST Crop Year : 2024
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Tract Land Data							
<b>Tract 775 Continued ...</b>							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
252.62	252.62	252.62	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	252.62	0.00	0.00	0.00	0.00	0.00
DCP Crop Data							
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield				
Com	9.12	0.00	173				
Soybeans	112.72	0.00	39				
Seed Cotton	76.08	0.00	2323				
Unassigned Generic Base	19.02	0.00	0				
Rice-Long Grain	9.53	0.00	4860				
<b>TOTAL</b>	<b>226.47</b>	<b>0.00</b>					
NOTES							



