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

Farm, Timber & Recreational Land Brokers
106 First Choice Dr. Madison, MS 39110
www.SartainsHeritage.com

Property: Mossy Island Plantation, located in Leflore County Mississippi. Comprised of 1,576 +/- acres. This historic property dates back over 110 years in family ownership. Situated in a strong farming community of high-quality producers, Mossy Island is a highly desirable cotton and grain farm with 88% of its cropland being class one soil. The cropland is watered by one center pivot covering 47% of the crop acres. The remaining acres are farmed as dryland.

Although it has never been fully developed by its current ownership for recreational use, the farm possesses the key elements to create an exclusively private hunting destination. Surrounded by Mossy Lake, an ancient riverbed of the Ohio River, the lake is well known in the region as a waterfowl migration stopping point, during peak migration. As well as having high quality white-tail genetics that the Delta is known for.

The combination of croplands, wetlands, hardwood thickets and scenic beauty of cypress swamps that surround the plantation, making this property a unique investment opportunity.

The property is not encumbered by any form of conservation easement and possesses all its renewable and carbon rights. Mossy Island Plantation offers an excellent opportunity for conservation land planning while maintaining farm revenue on the most productive irrigated acres.

Location: S- 4,5,6,8,9 / TWP17N / R2W / Leflore County Mississippi

Interactive Map: **https://id.land/ranching/maps/605cf327491a67de5cb58bb58c00c281/share**

Property Video: **https://youtu.be/aCz6IYQcGOY**

Property Breakdown:

- FSA Cropland: 951.80 acres w/ 450 +/- irrigated
- Woods & Sloughs: 624 +/- acres

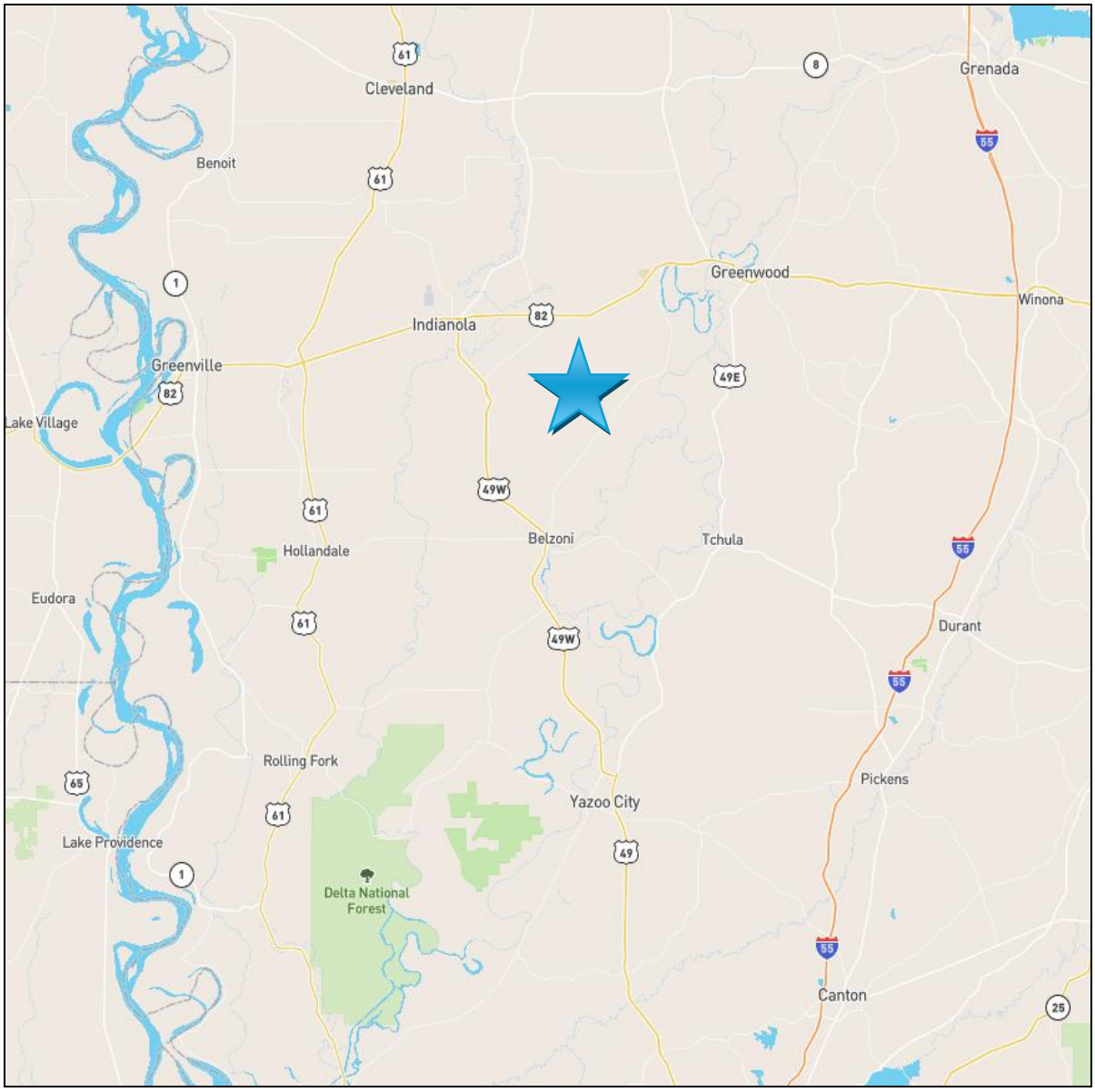
Farm Income: $132,000 annually

Taxes: $25,614.59 (2024)

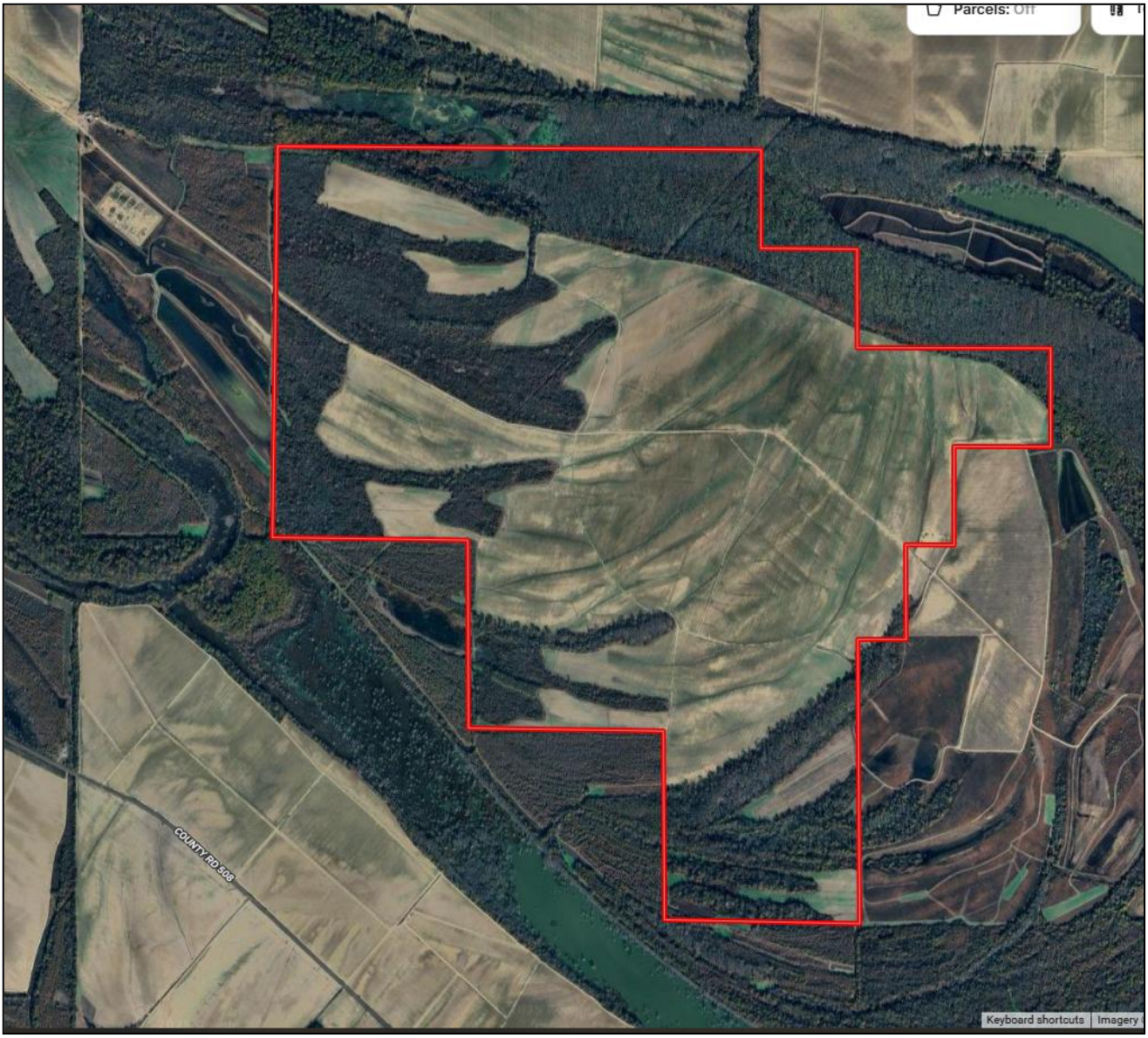
Price: $7,500,000.00

Contact: Jacob Sartain – 662-836-6048

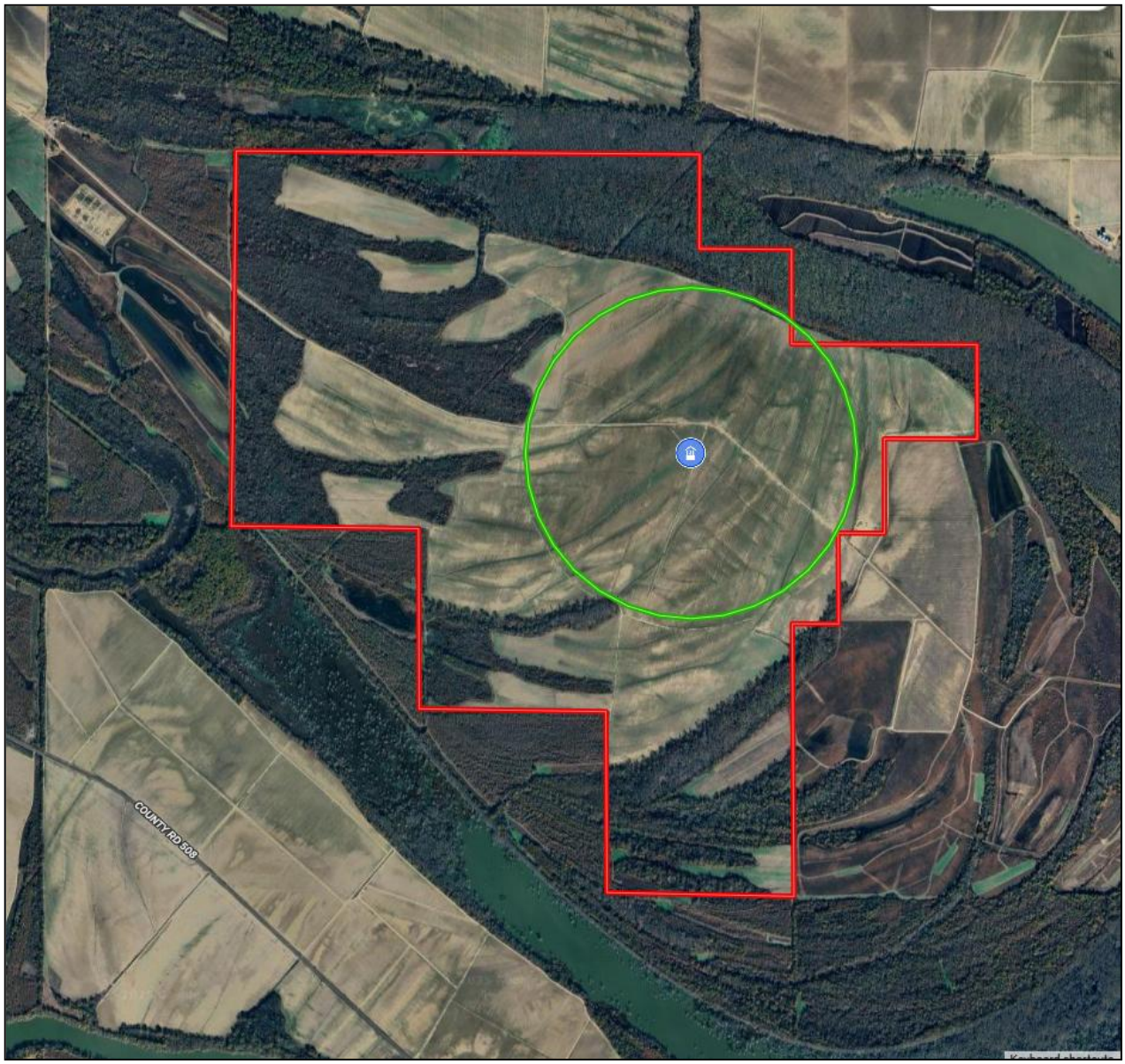
LOCATOR MAP


Cleveland
Benoit
Grenada
Greenwood
Winona
Indianola
Greenville
Lake Village
Hollandale
Belzoni
Tchula
Eudora
Durant
Rolling Fork
Pickens
Yazoo City
Lake Providence
Delta National Forest
Canton
61
82
49E
49W
55
65
1
8
49
25

BOUNDARY MAP



IMPROVEMENT MAP



SOILS MAP



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
19	Dubbs-Dundee complex, 0 to 3 percent slopes	832	53.06	0	88	1
7	Alligator, Tensas, and Dowling soils, frequently flooded	316.6	20.19	0	37	5w
23	Dowling muck	157.58	10.05	0	7	7w
30	Tensas-Alligator complex, 0 to 3 percent slopes, occasionally flooded	125.09	7.98	0	59	4w
27	Tensas silty clay loam, 0 to 1 percent slopes	53.16	3.39	0	75	3w
11	Askew silt loam, 0 to 1 percent slopes	35.71	2.28	0	86	1
17	Dubbs loam, 1 to 3 percent slopes	32.56	2.08	0	90	2e
21	Dundee loam, 0 to 1 percent slopes	6.1	0.39	0	86	2w
18	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	5.96	0.38	0	85	4e
33	Tutwiler very fine sandy loam, 3 to 6 percent slopes	3.17	0.2	0	90	2e
W	Water	0.15	0.01	0	-	-
TOTALS		1568.08(*)	100%	-	66.78	2.76

(*) 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

MISSISSIPPI
LEFLORE
Form: FSA-156EZ
See Page 2 for non-discriminatory Statements.

USDA United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2217
Prepared : 5/30/24 8:51 AM CST
Crop Year : 2024

Operator Name [redacted]
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G/I/F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
1,576.02	951.80	951.80	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	951.80	0.00	0.00	0.00	0.00	0.00

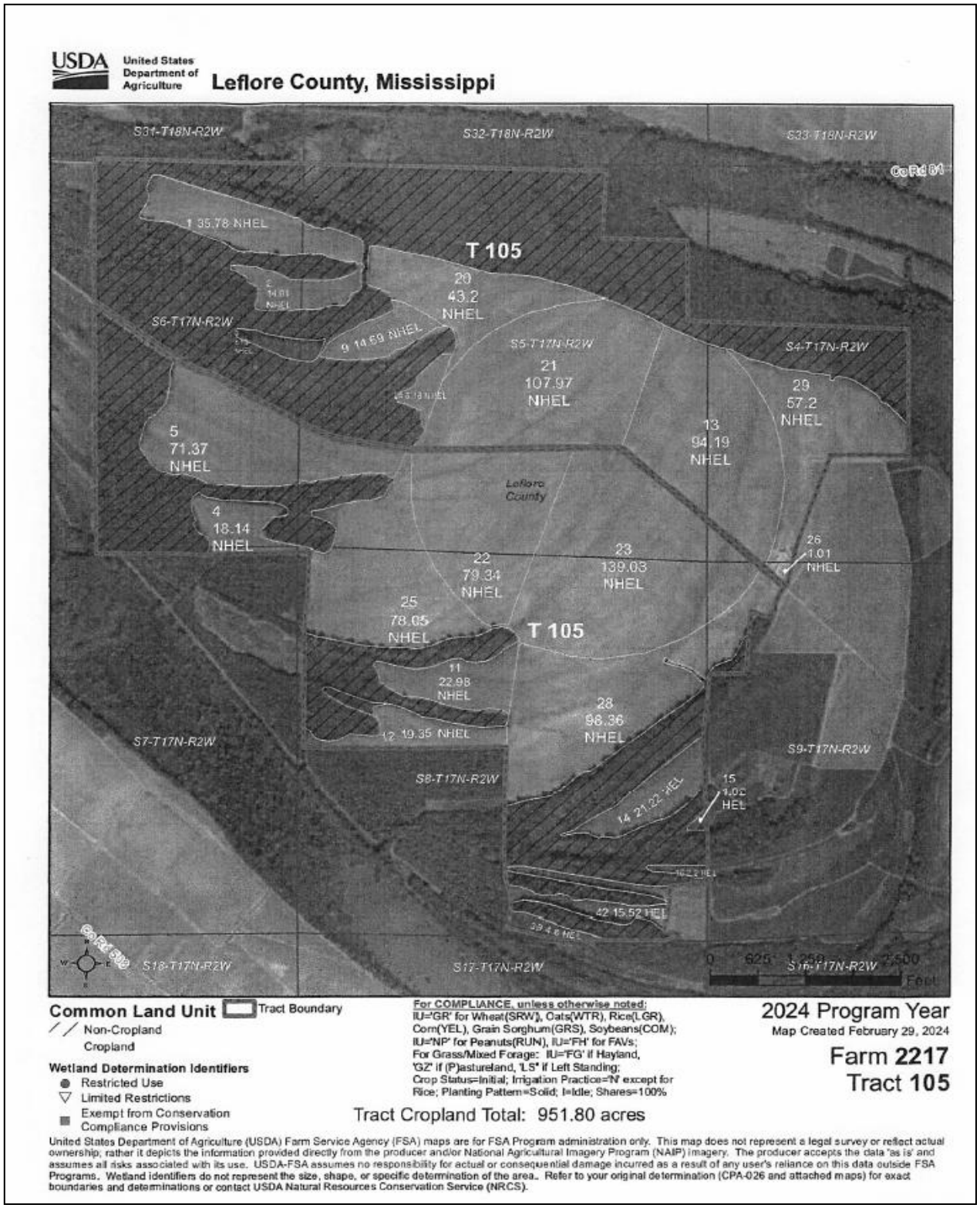
Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	WHEAT, OATS, SORGH, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	28.40	0.00	61	
Oats	0.20	0.00	51	
Grain Sorghum	3.30	0.00	37	
Seed Cotton	597.20	0.00	2501	
Unassigned Generic Base	149.30	0.00	0	
TOTAL	**778.40**	**0.00**		

FSA TRACT & FIELD MAP



PHOTOS























