



Farm, Timber & Recreational land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Bennett Farm, located near Moorehead, Mississippi. Comprised of over two thousand acres, this productive rice and soybean farm is highly improved with precision land forming and irrigation. With 96% of its acres in production and 99% of those acres being irrigated by row-water, with excellent farm drainage, timely planting and harvest dates give this farm a history of high yields. Completed with a 2,600-foot grass landing strip for aerial applications and a modern grain storage facility, with dryers, this farm has a competitive market advantage, allowing the producer to dry and store the annual crop, creating more flexibility in crop marketing. County utilities are available at the headquarters, good access via-multiply county roads and direct access to US highway 82 between major grain terminals located in Greenwood and along the Mississippi River at Greenville. The Bennett farm offers premium location and modern efficiency, making this farm attractive to investors and producers. Additional revenue is available from recreational leasing for waterfowl and deer. The property is not encumbered by any form of conservation easement and possesses all its renewable energy rights.

Property Breakdown:

- Tax acres: 2,027.37 +/-
- FSA Farmland: 1,991.31 +/-
- FSA Cropland: 1,961.08 +/-
- Non-crop acres: 66.29 +/-

Improvements:

- 9,000 Sf enclosed shop & equipment yard
- 22 ground water irrigation wells & 3 surface water re-lifts
- 310,000 Bu grain storage facility w/ dryer system and drive over w/loop
- 2,600 Lf grass landing strip
- 5-acre tail-water recovery reservoir

Primary Soils: Alligator clay and mixed clay loam complexes CAP avg: 3 (see soils map)

Crop Base: fully based crop acres see 156EZ for break out

Lease: \$550,000.00 total annual income 2025

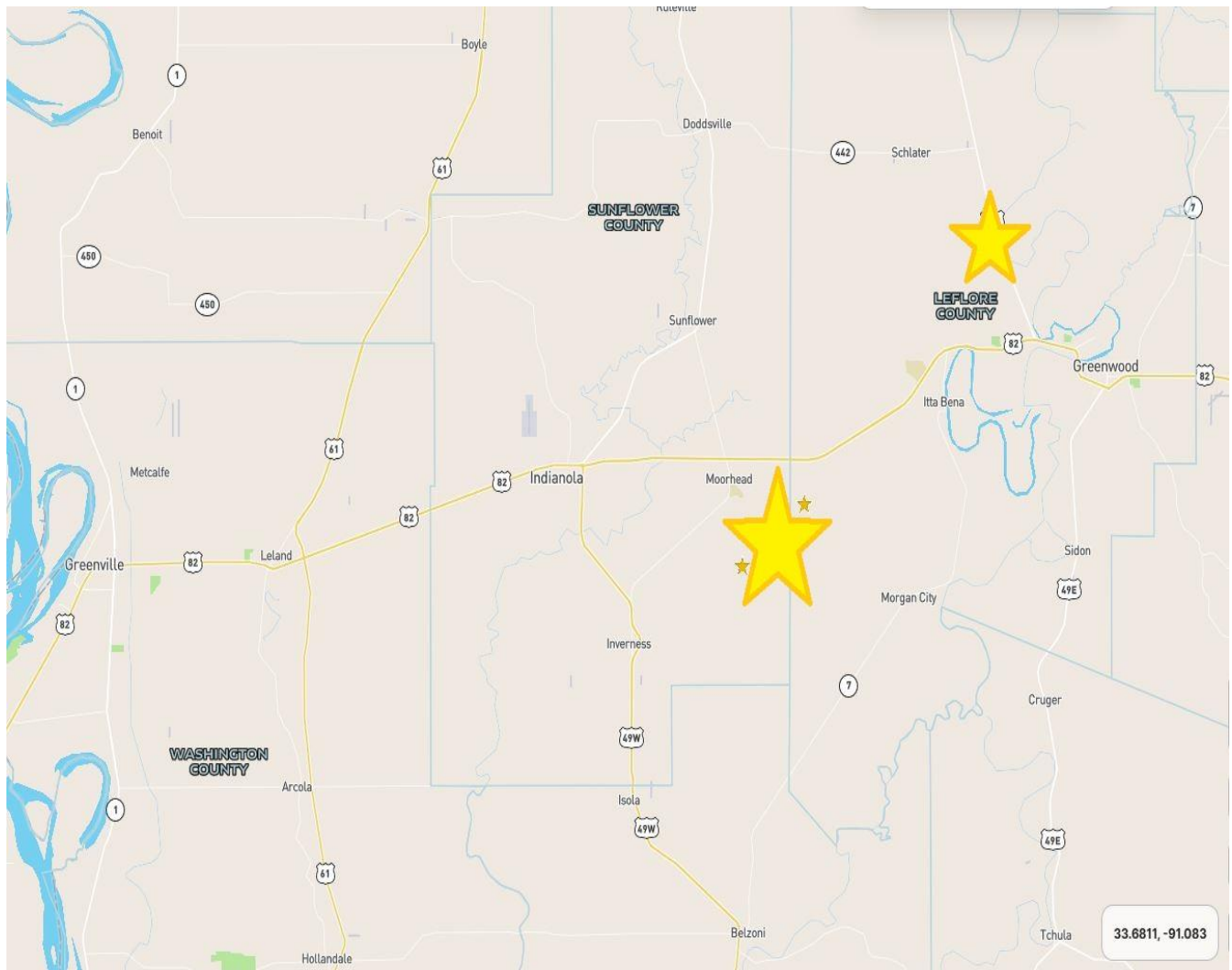
Property Taxes: \$42,525. (2024)

Map Link: <https://id.land/ranching/maps/5093eef6fb849f1f66df861f96c553f6/share>

Price: \$15,290,000

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

LOCATOR MAP



Grain Terminals:

- Port of Rosedale: 50 m
- Port of Greenville: 35 m
- Greenwood: 18 m
- Belzoni: 15 m

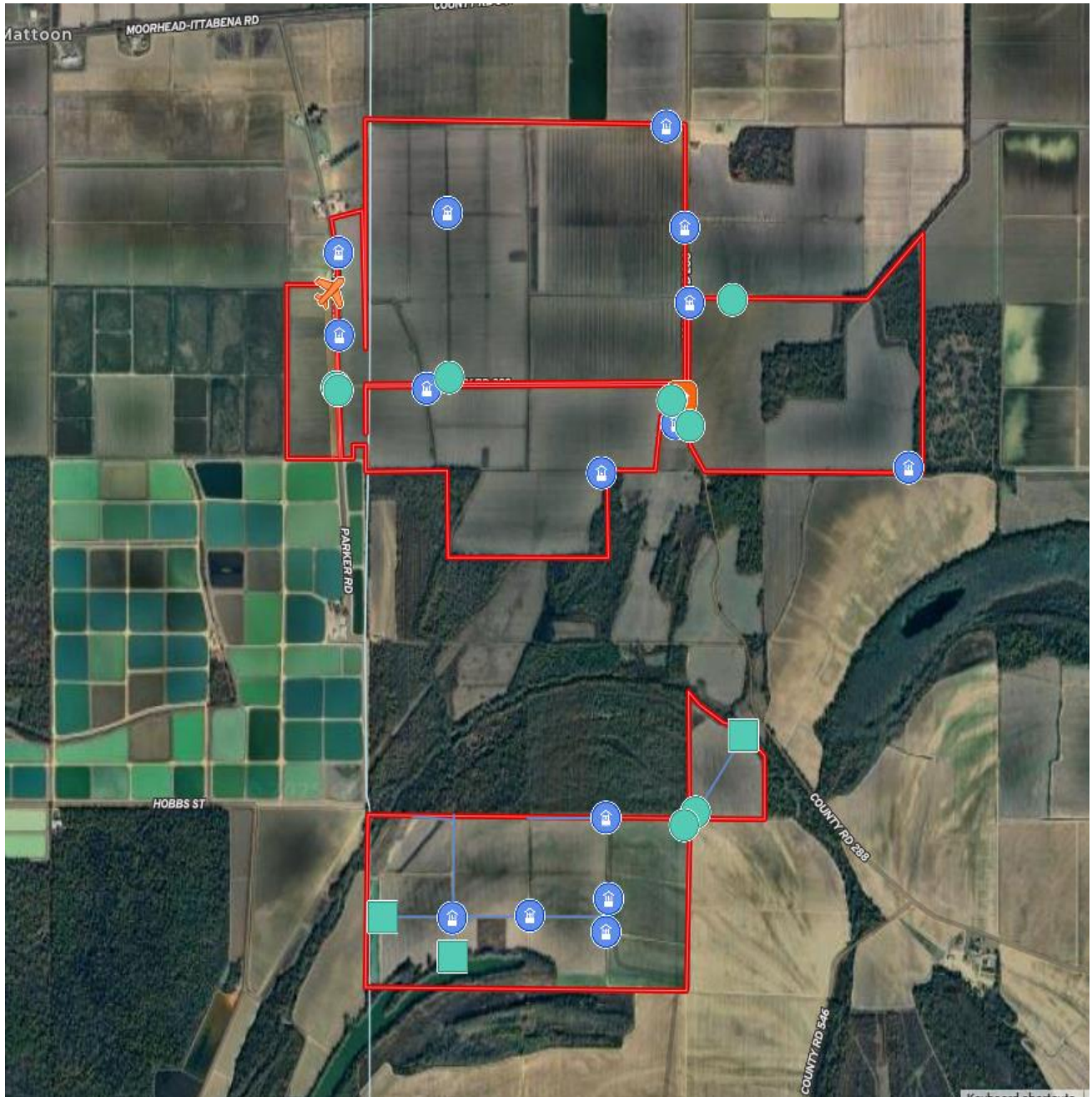
International Airports:

- Jackson MS: 85 m
- Memphis TN: 140 m

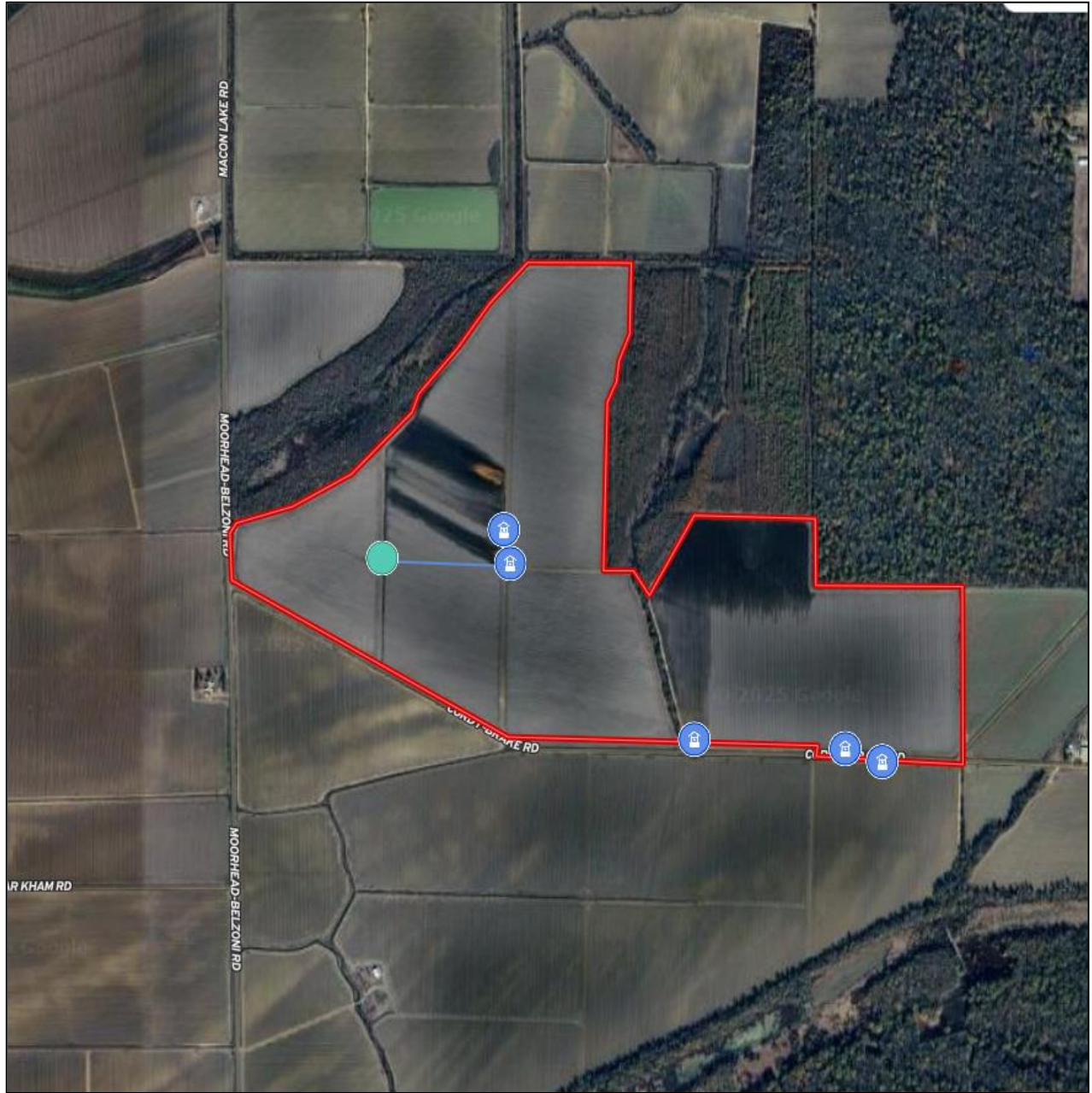
Regional Airports:

- Indianola MS: 13 m
- Greenwood MS: 18 m

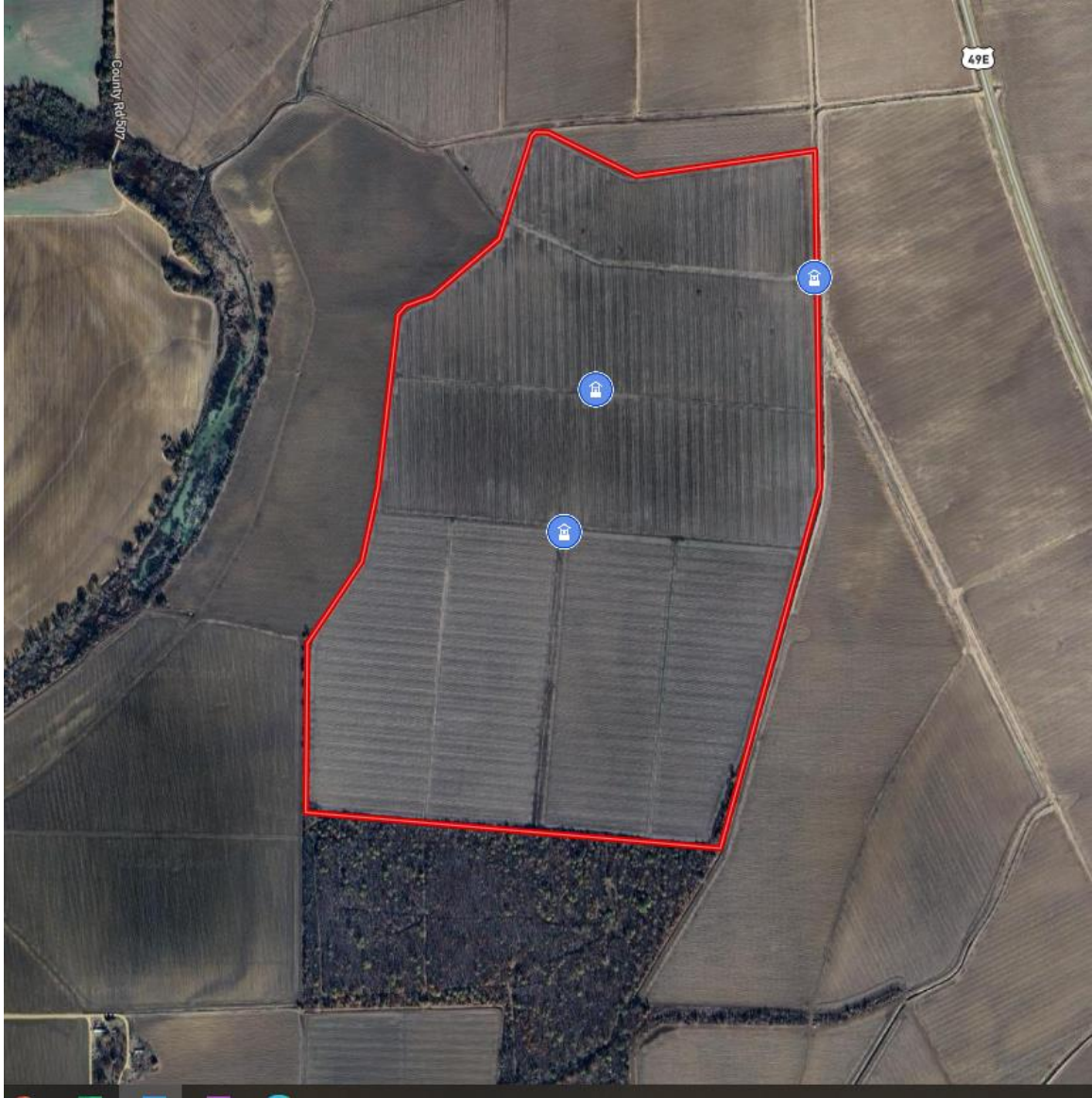
IMPROVEMENT MAP



IMPROVEMENT MAP




IMPROVEMENT MAP



GRAIN TERMINAL



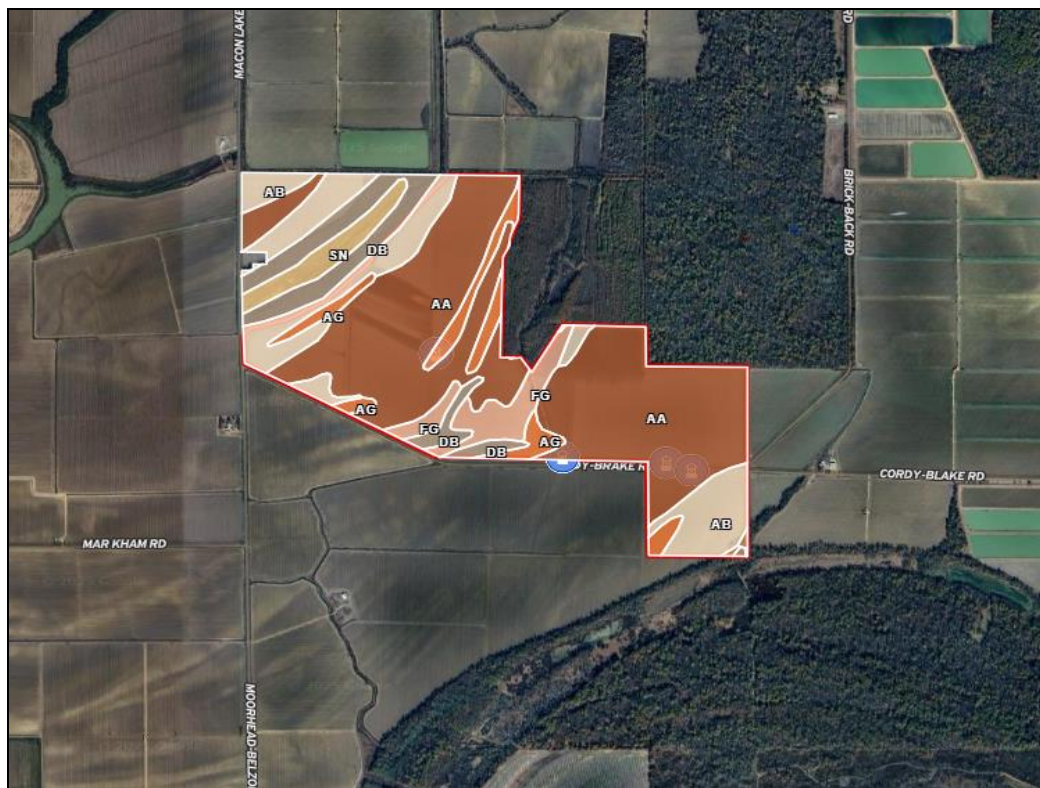
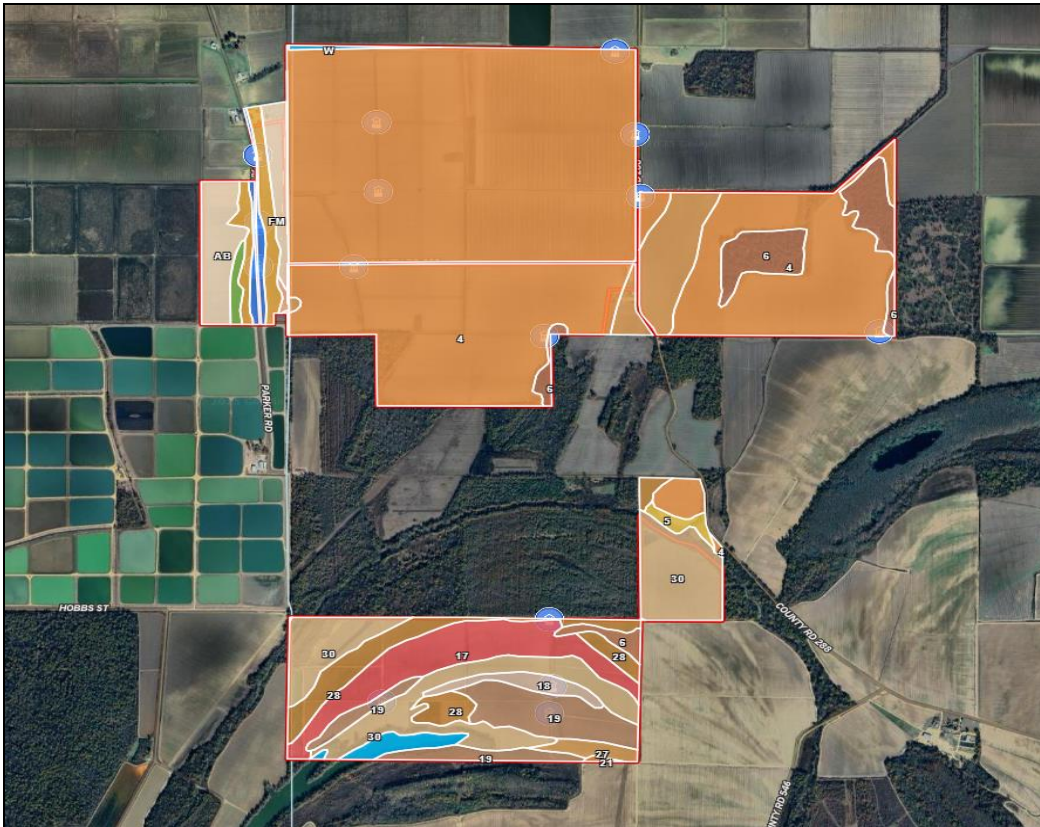
SOIL DATA

 All Polygons 2187.58 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
4	Alligator clay, 0 to 1 percent slopes	1171.69	53.56	0	49	3w
Aa	Alligator clay, 0 to 0.5 percent slopes	232.76	10.64	0	49	3w
30	Tensas-Alligator complex, 0 to 3 percent slopes, occasionally flooded	143.0	6.54	0	59	4w
Ab	Alligator clay, 0.5 to 3 percent slopes	131.08	5.99	0	49	3e
17	Dubbs loam, 1 to 3 percent slopes	74.76	3.42	0	90	2e
19	Dubbs-Dundee complex, 0 to 3 percent slopes	67.71	3.1	0	88	1
27	Tensas silty clay loam, 0 to 1 percent slopes	60.61	2.77	0	75	3w
6	Alligator clay, depressional	60.56	2.77	0	22	5w
28	Tensas silty clay loam, 1 to 3 percent slopes	53.5	2.45	0	75	3e
Db	Dowling clay (sharkey)	42.38	1.94	0	40	5w
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	28.34	1.3	0	65	3w
Ag	Alligator silty clay, 0.5 to 3 percent slopes	28.07	1.28	0	49	3e
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	25.02	1.14	0	65	3w
Sn	Swamp	16.39	0.75	0	-	3w
W	Water	14.57	0.67	0	-	-
18	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	13.45	0.61	0	85	4e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	10.28	0.47	0	65	3w
5	Alligator clay, 1 to 3 percent slopes	6.32	0.29	0	49	3e
Am	Alligator silty clay loam, 0.5 to 3 percent slopes	5.34	0.24	0	49	3e
21	Dundee loam, 0 to 1 percent slopes	0.89	0.04	0	86	2w
Ac	Alligator clay, 3 to 7 percent slopes	0.48	0.02	0	49	3e
Sk	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, bruno)	0.34	0.02	0	51	3e
12	Askew silt loam, 1 to 3 percent slopes	0.04	0.0	0	86	2e
TOTALS		2187.58(*)	100%	-	52.71	3.07

(*) 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.

SOIL MAP









Farm Land Data									
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
404.52	370.64	370.64	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	370.64		0.00		0.00	0.00	0.00	0.00

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

DCP Crop Data				
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	4.80	0.00	61	
Corn	95.84	0.00	142	32
Soybeans	70.66	0.00	48	97
Seed Cotton	131.92	0.00	1718	
Unassigned Generic Base	32.98	0.00	0	
TOTAL	336.20	0.00		

NOTES

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
252.76	277.39	277.39	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL/FWP			FAV/WR History	
0.0	0.0	277.39	0.0	0.0			N	

Crop	Base Acreage	Direct Yield	CC Yield	CCC-505 CRP Reduction
SOYBEANS	2.1	25	25	0.0
RICE-LONG GRAIN	271.4	3896	3896	0.0
Total Base Acres:	273.5			

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
160.0	92.5	92.5	0.0	0.0	0.0	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	92.5	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
UPLAND COTTON	20.4	0.0	0.0	720	720	0.0
GRAIN SORGHUM	22.6	0.0	0.0	39	39	0.0
SOYBEANS	47.4	0.0	0.0	16	16	0.0
Total Base Acres:	90.4					

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
1012.0	917.2	917.2	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	917.2	23.1	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	208.6	0.0	0.0	34	34	0.0
UPLAND COTTON	182.5	0.0	0.0	506	506	0.0
CORN	2.3	0.0	0.0	39	39	0.0
SOYBEANS	3.6	0.0	0.0	34	34	0.0
RICE-LONG GRAIN	529.3	0.0	0.0	4475	4475	0.0
Total Base Acres:	926.3					

Farmland	Cropland	DCP Cropland	WBP	WRP/EWP	CRP Cropland	GRP	Farm Status	Number of Tracts
463.0	395.9	442.0	0.0	0.0	0.0	0.0	Active	2
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	NAP	MPL/FWP		FAV/WR History	ACRE Election
0.0	0.0	442.0	0.0	0.0	0.0		N	None

Crop	Base Acreage	CRP Reduction	CRP Pending	Direct Yield	CC Yield	CCC-505 CRP Reduction
WHEAT	47.0	0.0	0.0	37	37	0.0
SOYBEANS	100.6	0.0	0.0	16	16	0.0
RICE-LONG GRAIN	271.9	0.0	0.0	4032	4032	0.0
Total Base Acres:	419.5					

Summary:

Cotton: 334.82 acre
Rice: 1,072.6
Beans: 153.9
Corn: 95.84
Wheat: 260.4
Generic: 32.96
Sorghum: 22.6

Total Base Acres: 1,973.12

All informaion contained herein is considered reliable but not guaranteed by Sartains Heritage Properties, LLC