



Farm, Timber & Recreational Land Brokerage

106 First Choice Dr. Madison, MS 39110

www.SartainsHeritage.com

Property: Deer Creek Farm in Sharkey County Mississippi. Comprised of 771 +/- gross land acres being 99% cultivated and 93% irrigated. Fronting along Highway 61 at Rolling Fork, this farm offers excellent soil quality, high yields, quality drainage, cropping versatility and easy transport to interior delta and river port grain terminals.

Property Breakdown:

- 771+/- Tax acres
- 764.87 +/- Cropland acres
- 290 acres furrow irrigated
- 420 acres pivot irrigated

Primary Soils:

- 75% Commerce silt & sandy loams – (see attached soils map)
- 75.71 NCCPI rating
- 2.24 CAP average

Improvements:

- 5 ground water wells (total)
- 2 Valley center pivots
 - 1,900 LF
 - 1,385 LF
 -

USDA Crop Base: see attached EZ156

Crop Yield:

- Soybeans: 81.5bu – 2024 – farm average
- Corn: 210.54bu – 2025 – farm average

Lease: \$260.00 per crop acre – (owner/operator 3–5-year lease back at point of sale)

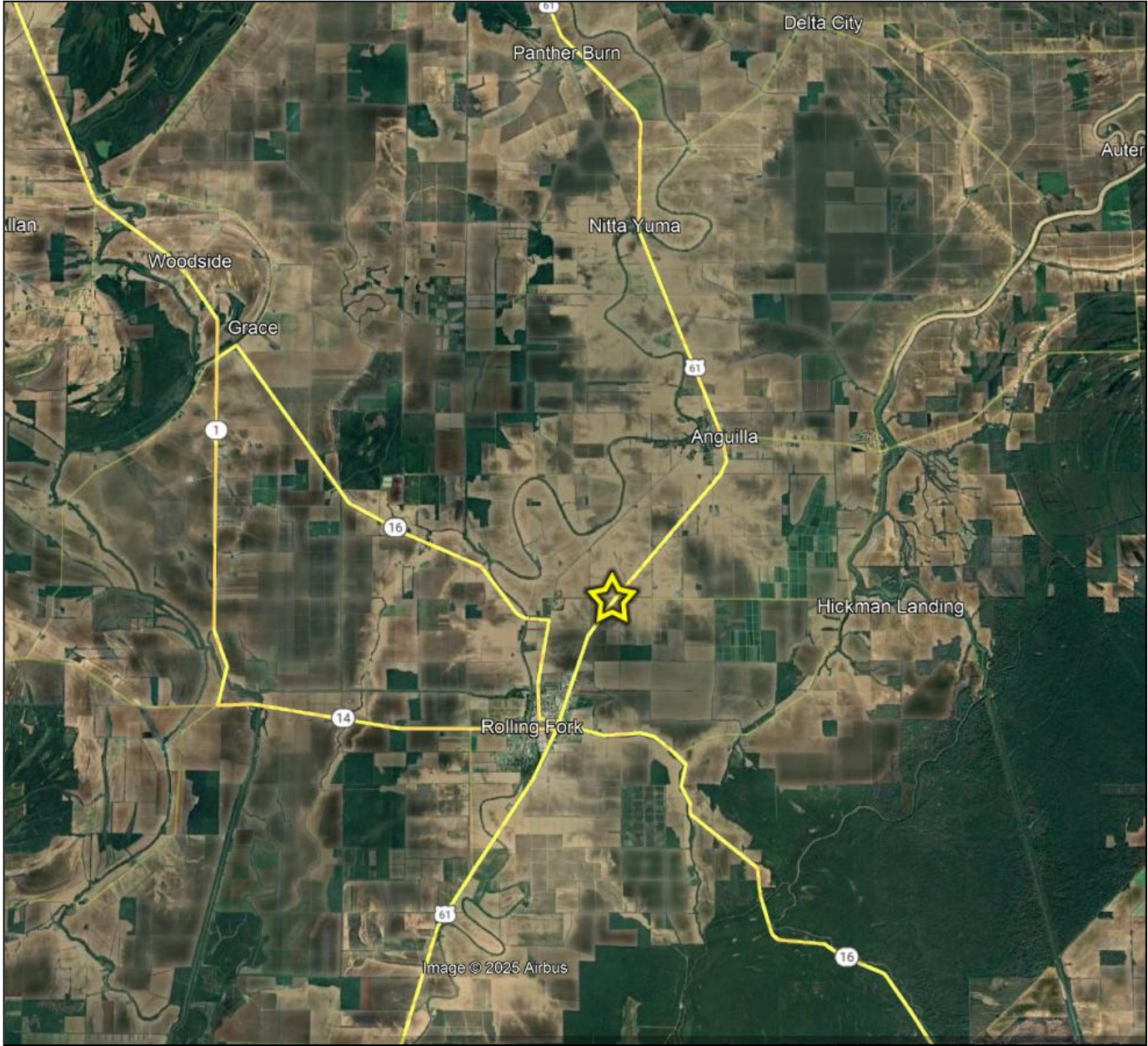
Property Tax: \$24,250 - 2024

Price: \$8,500 per surveyed crop acre.

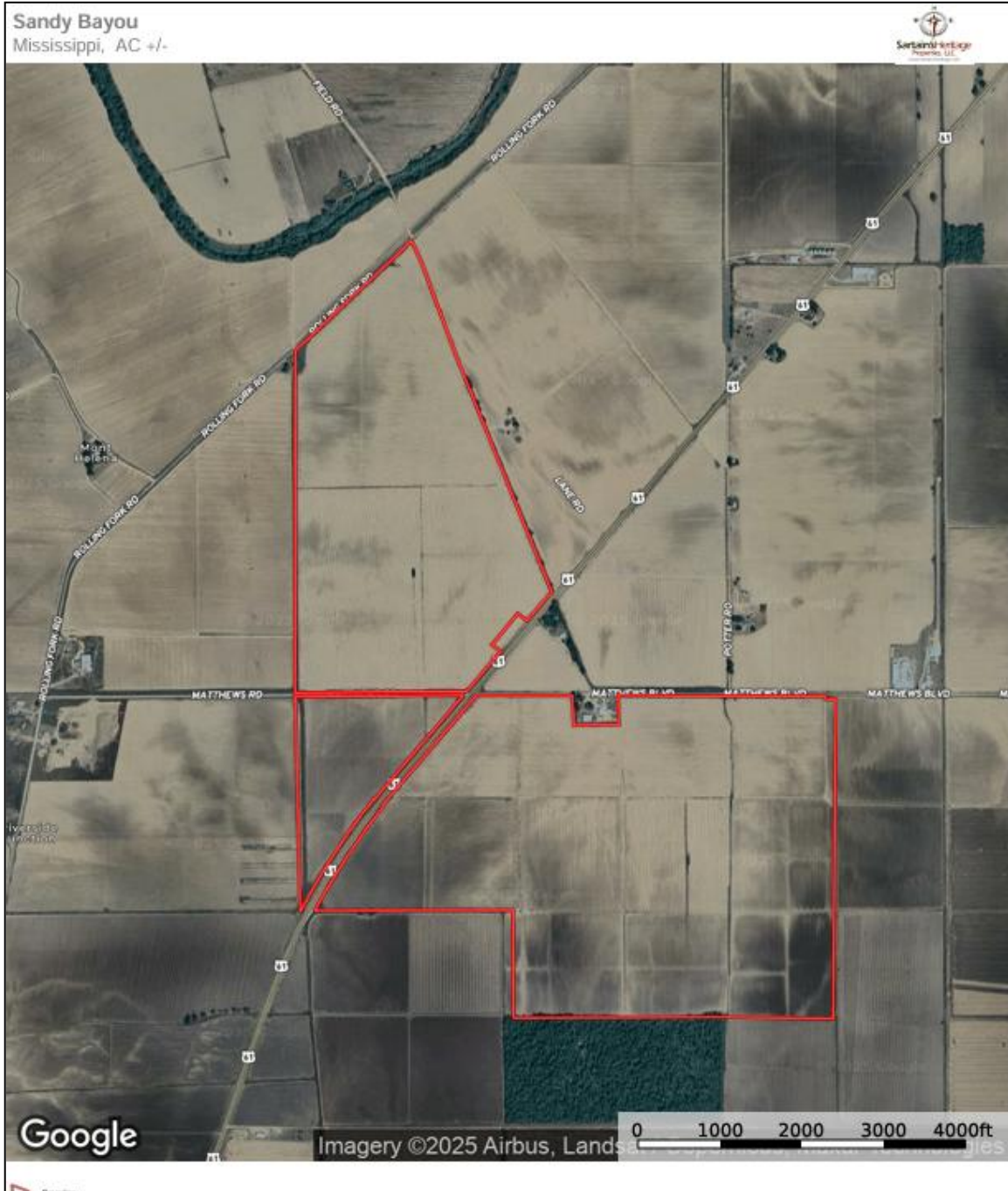
Contact: Jacob Sartain 662-836-6048 or Jsartain@sartainsheritage.com

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

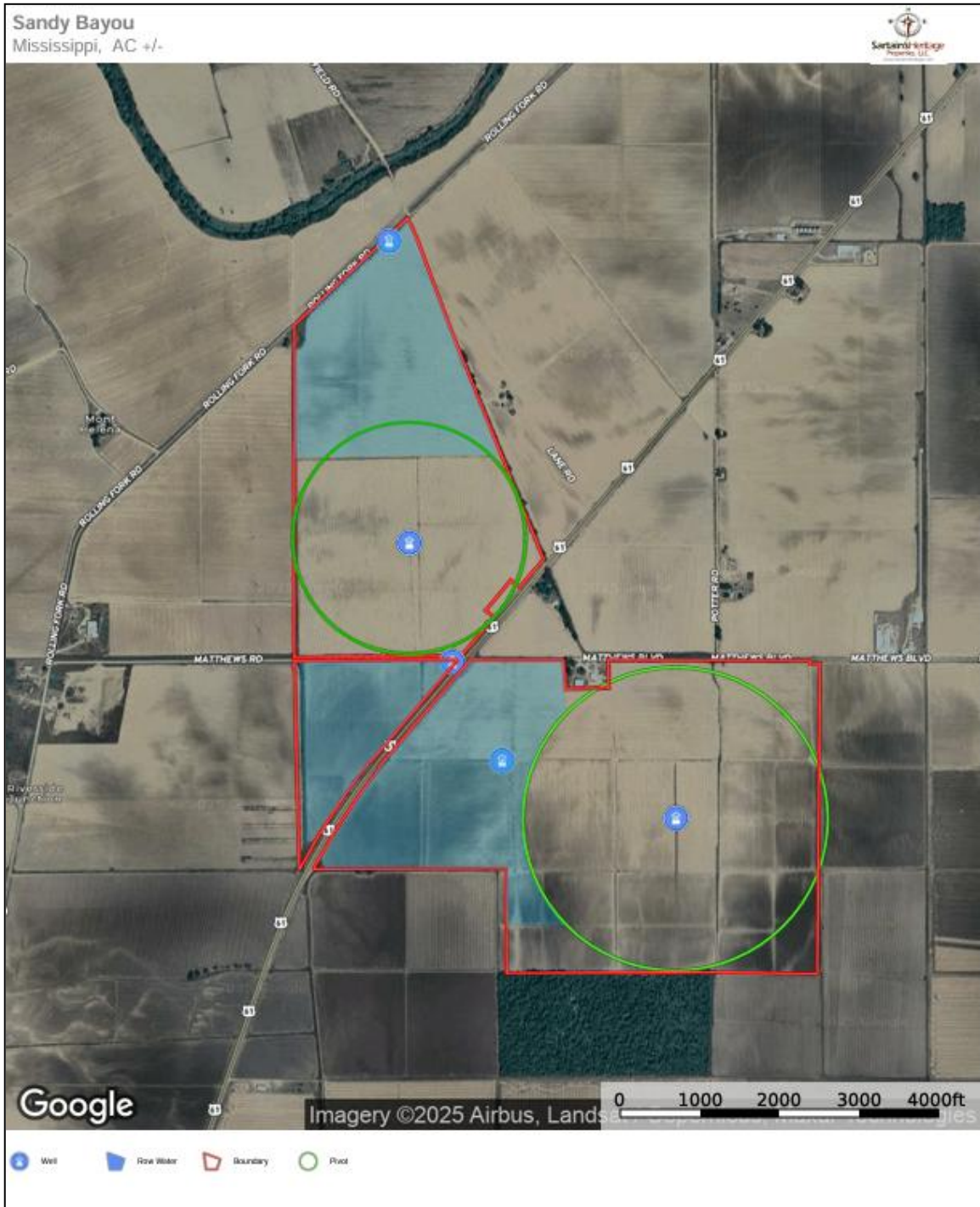
LOCATOR MAP



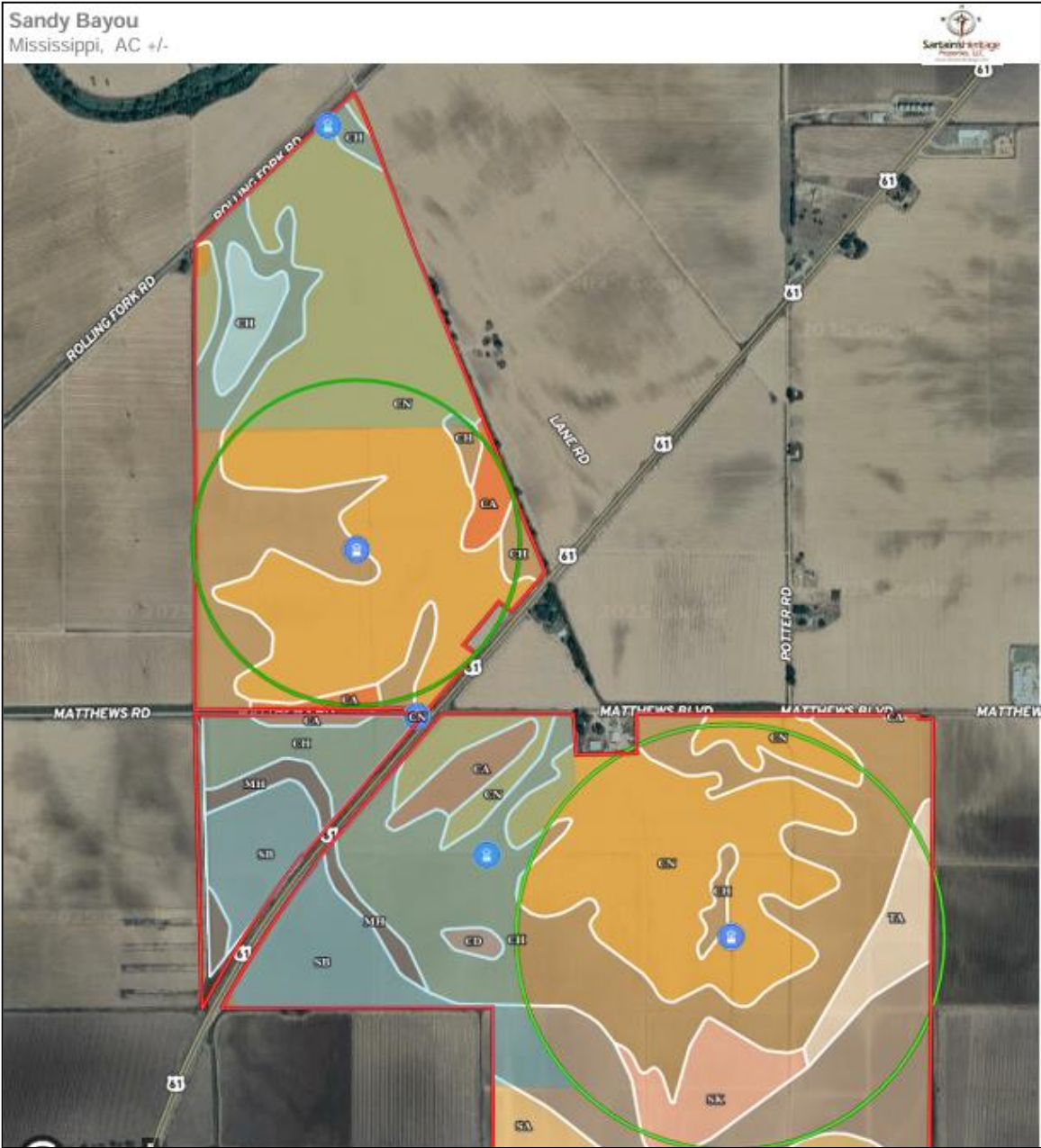
TAX PARCEL BOUNDARY



IMPROVEMENT MAP



SOIL DATA



 All Polygons 766.38 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Cn	Commerce very fine sandy loam, 0 to 2 percent slopes, rarely flooded	304.95	39.79	0	87	2e
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	243.02	31.71	0	84	2w
Sb	Sharkey clay, 1 to 2 percent slopes	117.36	15.31	0	35	3e
Ta	Tunica clay, 0 to 2 percent slopes	28.58	3.73	0	73	3w
Sk	Sharkey silty clay loam, 0 to 2 percent slopes	23.16	3.02	0	61	3e
Ca	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	22.16	2.89	0	86	2e
Mh	Mhoon silty clay, 0 to 2 percent slopes	12.91	1.68	0	73	2w
Sa	Sharkey clay, 0 to 1 percent slopes, frequently ponded, rarely flooded	11.73	1.53	0	35	3w
Cd	Commerce silt loam, moderately shallow, 0 to 2 percent slopes	2.51	0.33	0	86	2e
TOTALS		766.38(*)	100%	-	75.71	2.24

(*) 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.

FERTILITY REPORT



Martin Ag LLC
Meyers Place
12 Fields
618.05 ac

	All Fields Summary			Field Averages									
	Min	Avg	Max	J Bird East	J Bird West	Middle East	Middle West	Old Hwy	Petes Road	Shop East	Shop Field	Short Row	Upper Pivot
pH	5.00	6.50	8.00	6.08	6.28	6.53	6.73	5.90	6.85	7.23	6.83	6.91	7.00
P-M3 (ppm)	3.00	19.7	63.0	13.7	15.6	10.3	20.6	6.5	8.4	10.2	23.3	48.4	
K (ppm)	62.0	138	297	107	118	87	164	135	88	83	99	182	279
pH Buffer	6.56	6.83	6.93	6.78	6.80	6.85	6.84	6.78	6.88	6.92	6.89	6.85	6.85
CEC (meq/100g)	5.90	12.4	31.2	9.7	11.3	8.8	13.9	8.7	10.5	8.6	8.6	17.8	26.6
OM (%)	0.60	1.66	4.20	1.19	1.51	0.96	1.61	1.13	1.43	0.86	1.32	2.44	3.63
Ca (ppm)	540	1,651	4,156	1,218	1,472	1,177	1,899	983	1,454	1,276	1,262	2,426	3,681
Mg (ppm)	135	330	905	219	271	222	352	219	289	227	188	517	783
Na (ppm)	11.0	19.0	43.0	17.6	17.7	20.6	21.0	14.3	17.3	17.3	15.2	26.1	30.6
S (ppm)	1.00	6.44	22.0	7.20	6.47	4.86	5.00	7.69	8.00	4.86	6.83	7.00	5.14
Zn (ppm)	0.90	2.25	6.00	1.67	2.05	1.71	2.53	1.44	2.58	2.14	1.72	3.11	4.60
Mn (ppm)	22.0	56.6	141	47.9	57.7	68.4	66.1	49.1	89.2	59.9	54.7	74.0	49.9
B (ppm)	0.10	0.32	1.00	0.25	0.28	0.21	0.37	0.13	0.32	0.23	0.23	0.60	0.84
Cu (ppm)	0.70	2.49	5.60	1.85	2.35	1.96	3.20	1.30	2.53	1.80	1.60	3.79	4.84
Fe (ppm)	97.0	174	398	152	162	134	169	191	141	113	127	211	284
K %	1.80	2.93	5.70	2.85	2.69	2.60	3.06	3.96	2.17	2.54	2.95	2.61	2.73
Ca %	38.6	65.6	79.4	62.8	65.3	66.7	69.8	55.5	69.1	74.2	72.9	68.9	69.4
Mg %	15.6	21.5	27.7	18.7	20.0	21.0	21.2	20.8	23.0	21.8	18.2	24.3	24.6
Na %	0.40	0.74	1.90	0.80	0.71	1.03	0.79	0.77	0.73	0.89	0.77	0.73	0.50
H %	0.00	9.26	41.4	14.73	11.36	8.77	5.09	18.87	4.87	0.70	5.27	3.46	2.74
H (meq/100g)	0.00	0.99	3.70	1.45	1.28	0.76	0.90	1.53	0.50	0.06	0.45	0.79	0.79
ENR (lb/ac)	55.0	77.1	128	67.7	74.1	63.1	76.1	66.4	72.7	61.1	70.3	92.9	116.6
P/Zn	1.20	8.93	32.2	8.27	7.38	6.22	7.58	15.15	2.49	4.01	6.22	6.84	10.51
Ca %/K %	8.07	24.2	40.7	23.9	25.5	27.5	23.2	14.6	32.0	29.7	25.1	26.5	25.7
Ca %/Mg %	2.13	3.09	4.62	3.36	3.29	3.20	3.29	2.67	3.02	3.45	4.04	2.83	2.83

Very Low Low Medium Optimal Very High



Martin Ag LLC
 Meyers Place
 12 Fields
 618.05 ac

	All Fields Summary			Field Averages	
	Min	Avg	Max	Woods East	Woods West
pH	5.00	6.50	8.00	6.96	6.67
P-M3 (ppm)	3.00	19.7	63.0	27.0	35.6
K (ppm)	62.0	138	297	159	193
pH Buffer	6.56	6.83	6.93	6.90	6.83
CEC (meq/100g)	5.90	12.4	31.2	17.0	18.1
OM (%)	0.60	1.66	4.20	2.55	2.84
Ca (ppm)	540	1,651	4,156	2,385	2,442
Mg (ppm)	135	330	905	510	526
Na (ppm)	11.0	19.0	43.0	21.3	20.6
S (ppm)	1.00	6.44	22.0	5.63	5.78
Zn (ppm)	0.90	2.25	6.00	2.81	3.07
Mn (ppm)	22.0	56.6	141	47.6	40.1
B (ppm)	0.10	0.32	1.00	0.46	0.44
Cu (ppm)	0.70	2.49	5.60	3.70	3.84
Fe (ppm)	97.0	174	398	181	214
K %	1.80	2.93	5.70	2.38	2.77
Ca %	38.6	65.6	79.4	70.4	67.7
Mg %	15.6	21.5	27.7	24.7	24.0
Na %	0.40	0.74	1.90	0.60	0.51
H %	0.00	9.26	41.4	1.90	5.09
H (meq/100g)	0.00	0.99	3.70	0.35	0.96
ENR (lb/ac)	55.0	77.1	128	95.0	100.9
P/Zn	1.20	8.93	32.2	9.40	11.43
Ca %/K %	8.07	24.2	40.7	30.1	25.3
Ca %/Mg %	2.13	3.09	4.62	2.87	2.83

Very Low Low Medium Optimal Very High

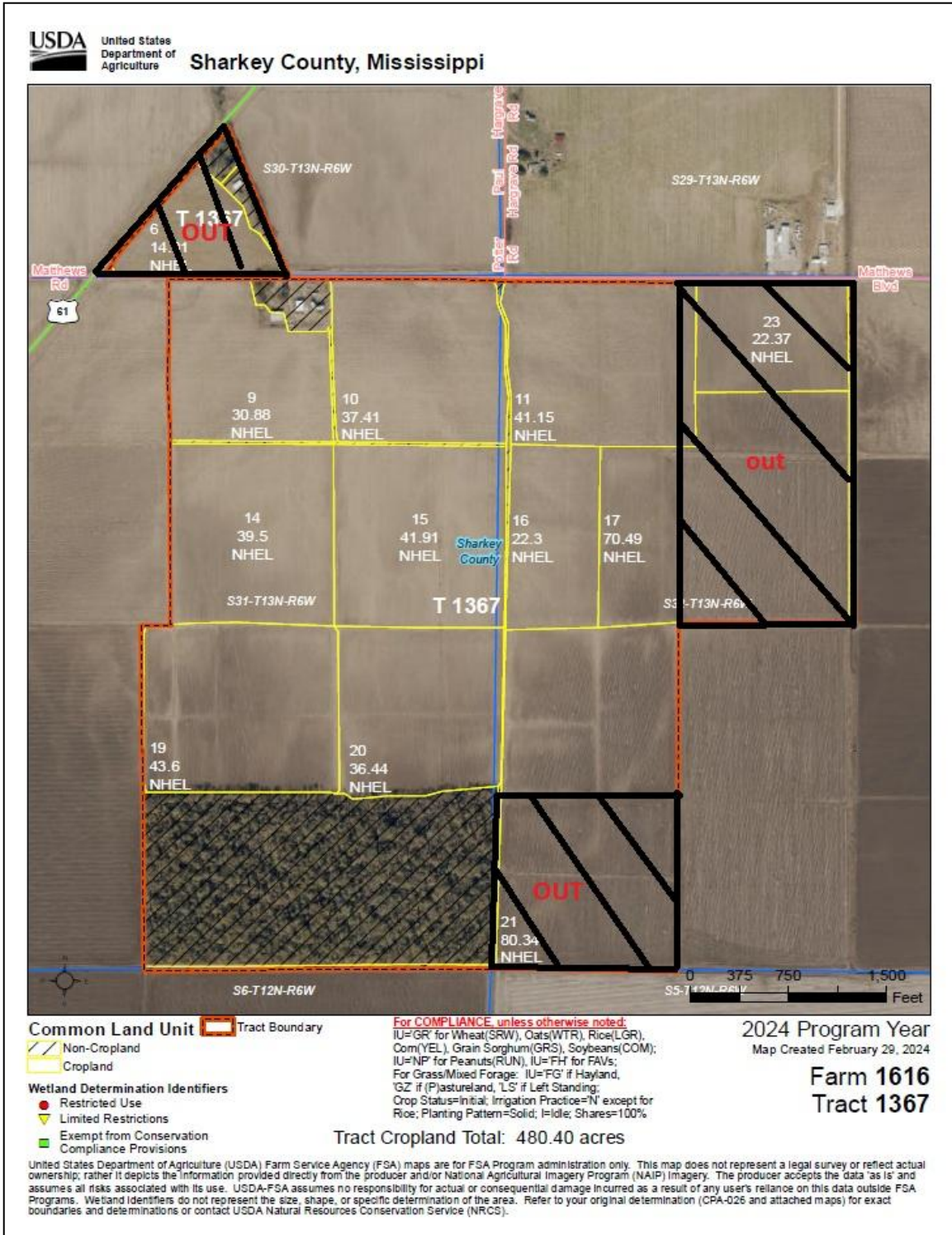


Sandy Bayou Farms
 Meyers Place
 2 Fields
 80.86 ac

	All Fields Summary			Field Averages	
	Min	Avg	Max	Gln Road	Hwy Field
pH	5.90	6.54	7.50	6.20	7.10
P-M3 (ppm)	7.00	26.4	46.0	30.2	20.1
K (ppm)	75.0	189	337	252	112
pH Buffer	6.50	6.76	6.93	6.67	6.92
CEC (meq/100g)	7.00	17.2	30.7	21.0	10.9
OM (%)	0.60	1.79	2.70	2.04	1.36
Ca (ppm)	1,022	2,216	3,747	2,582	1,610
Mg (ppm)	196	457	826	565	278
Na (ppm)	15.0	20.8	28.0	21.7	19.9
S (ppm)	2.00	6.88	12.0	7.67	5.57
Zn (ppm)	1.60	2.78	4.90	2.91	2.57
Mn (ppm)	32.0	66.5	101	68.0	64.0
B (ppm)	0.20	0.48	0.80	0.60	0.29
Cu (ppm)	1.60	3.31	4.80	3.89	2.36
Fe (ppm)	120	190	279	210	167
K %	2.20	3.00	4.80	3.23	2.61
Ca %	58.0	66.3	77.7	61.6	74.0
Mg %	19.4	22.1	25.7	22.4	21.6
Na %	0.40	0.63	1.40	0.47	0.61
H %	0.00	8.00	16.9	12.21	1.03
H (meq/100g)	0.00	1.68	4.30	2.61	0.14
ENR (lb/ac)	55.0	79.6	98.0	84.8	71.1
P/Zn	4.38	9.34	14.4	10.28	7.78
Ca %/K %	13.1	23.4	34.4	20.1	28.7
Ca %/Mg %	2.63	3.02	4.01	2.76	3.46

Very Low Low Medium Optimal Very High

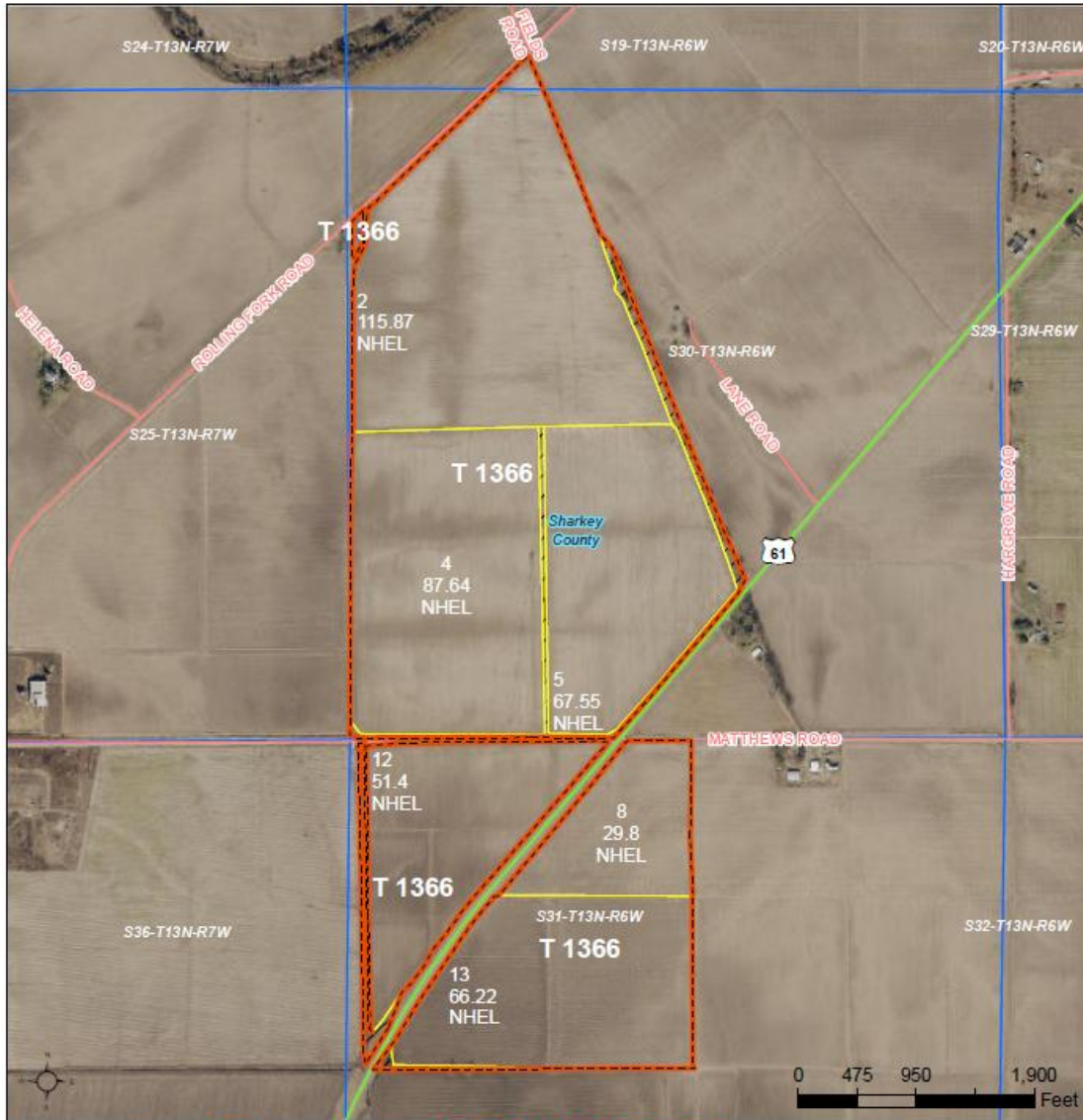
FSA FARM DATA



FSA FARM DATA



Sharkey County, Mississippi



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU='NP' for Peanuts(RUN), IU='FH' for FAVs; For Grass/Mixed Forage: IU='FG' if Hayland, 'GZ' if (Pastureland, 'LS' if Left Standing; Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

2023 Program Year

Map Created March 16, 2023

Farm 2126
Tract 1366

Tract Cropland Total: 418.48 acres

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MISSISSIPPI
SHARKEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 2126
Prepared : 1/15/25 12:22 PM CST
Crop Year : 2025

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : SANDY BAYOU FARMS
CRP Contract Number(s) : None
Recon ID : 28-125-2020-14
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
432.64	418.48	418.48	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	418.48	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	WHEAT, SORGH, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	3.40	0.00	43	
Corn	60.70	0.00	150	75
Grain Sorghum	5.00	0.00	48	
Soybeans	41.10	0.00	43	0
Seed Cotton	232.80	0.00	2592	
Unassigned Generic Base	58.20	0.00	0	
TOTAL	401.20	0.00		

MISSISSIPPI
SHARKEY
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

FARM : 1616
Prepared : 8/16/24 10:19 AM CST
Crop Year : 2024

Abbreviated 156 Farm Record

See Page 2 for non-discriminatory Statements.

Operator Name : MARTIN AG LLC
CRP Contract Number(s) : None
Recon ID : None
Transferred From : None
ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
580.25	480.40	480.40	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	480.40	0.00		0.00	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	CORN, SOYBN	SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	81.95	0.00	151	73
Soybeans	87.85	0.00	43	89
Seed Cotton	235.76	0.00	2885	
Unassigned Generic Base	58.94	0.00	0	
TOTAL	464.50	0.00		



