

DEAN LAND & REALTY COMPANY

BROKERAGE AND CONSULTING SERVICES

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JOHN M. DEAN, JR.
ACCREDITED LAND CONSULTANT (ALC)
CERTIFIED INTERNATIONAL
PROPERTY SPECIALIST (CIPS)

DUNCANSBY FARM

310[±] Acres

Approximately 6 miles N. of Mayersville

Issaquena Co., MS

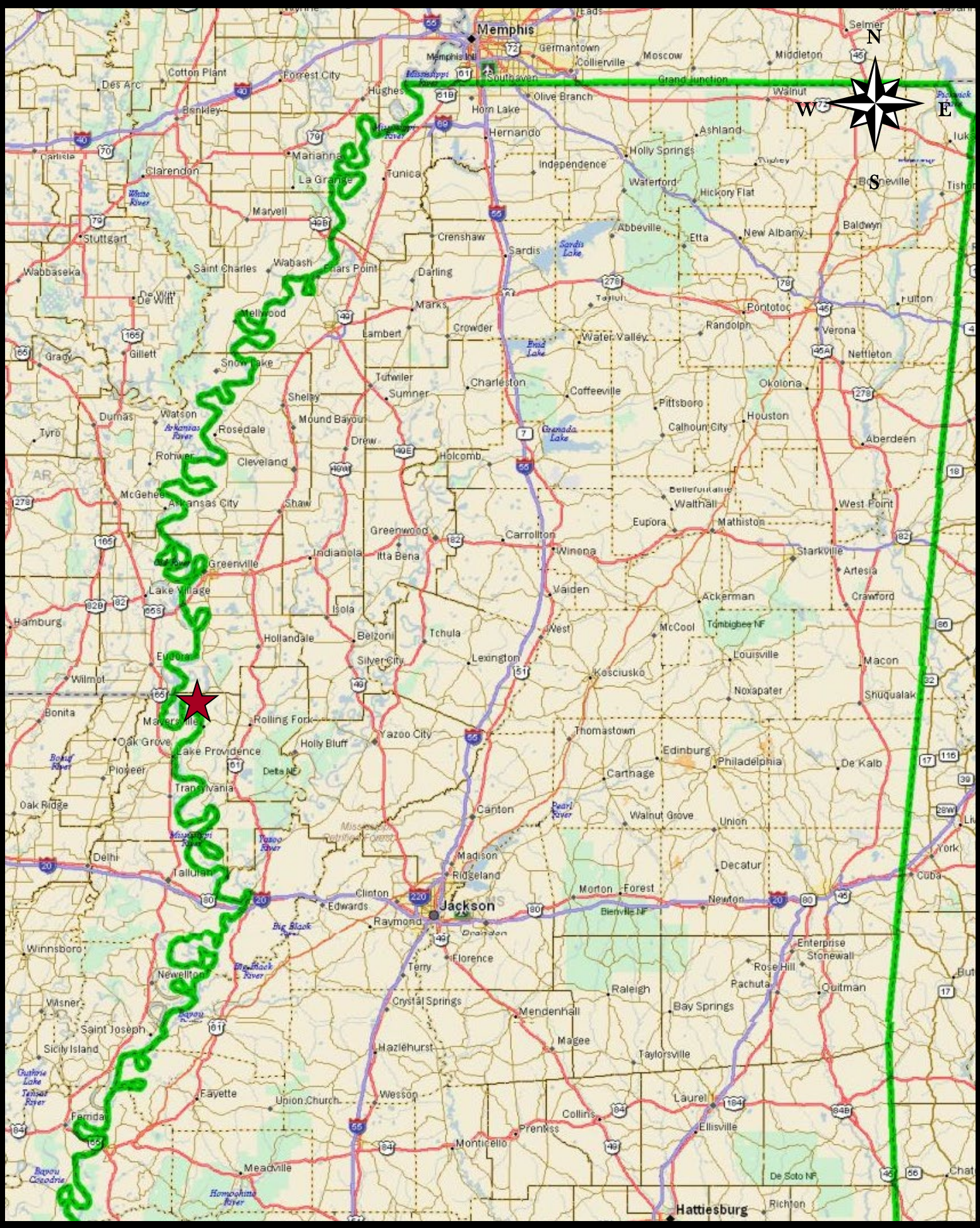
- PROPERTY:** Dating from circa 1853, this one tract property is one of the Delta's earliest Cotton plantations. Over 70% of the cropland is composed of high quality very fine sandy and silt loams. The farm has a 252.7 acre Cotton (generic) base. Approximately 45[±] acres in wooded hunting areas. identified as tract number 1322 of FSA Farm number 1182, Issaquena Co., MS.
- LOCATION:** West boundary is MS River Levee Rd., northern boundary is Hopedale Rd., and eastern boundary is Jennings Rd. Located in parts of Sections 19, 20 & 29, Township 13 North, Range 8 West, Issaquena Co., MS. Home address (*not included*) is 3313 Glen Allan Rd.
- SOILS:** Soils consist predominantly of Commerce and Sharkey very fine sandy and silt loams, Tunica silty clay and Sharkey clay.
- IMPROVEMENTS:** 1 – irrigation well (*Pump, gearhead & center-pivot system belong to lessee.*)
- CROP BASE ALLOTMENTS:** Cotton (*Generic*): 252.7[±] acres
- 2019 RENT:** \$38,550.00
- OFFERING PRICE:** \$1,180,150.00

The information contained herein has been collected from sources considered reliable, but we do not guarantee its accuracy and disclaim any liability for errors and omission.

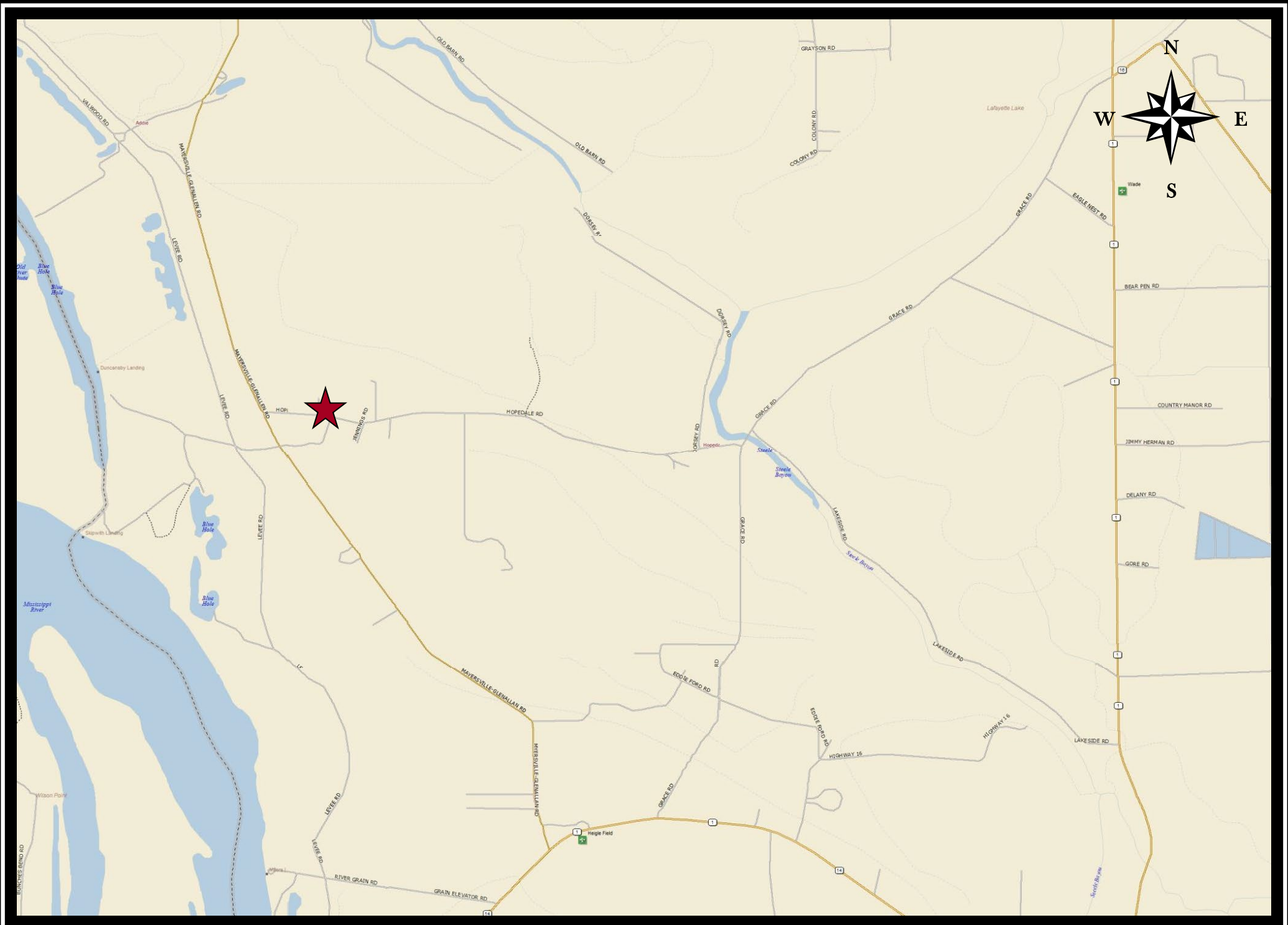
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REALTORS® LAND INSTITUTE

DUNCANSBY FARM

Issaquena Co., MS



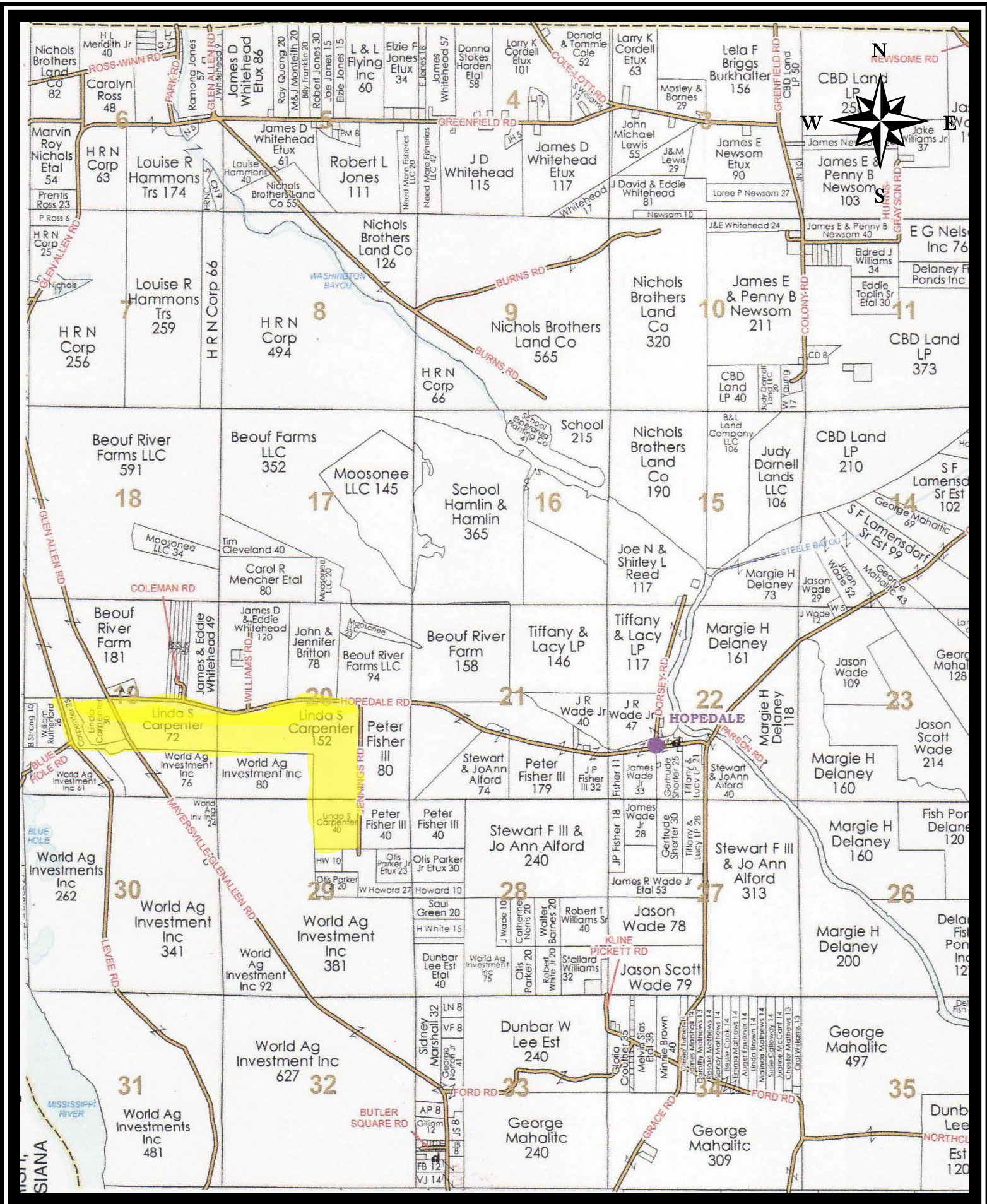
DUNCANSBY FARM
Issaquena Co., MS



DUNCANSBY FARM

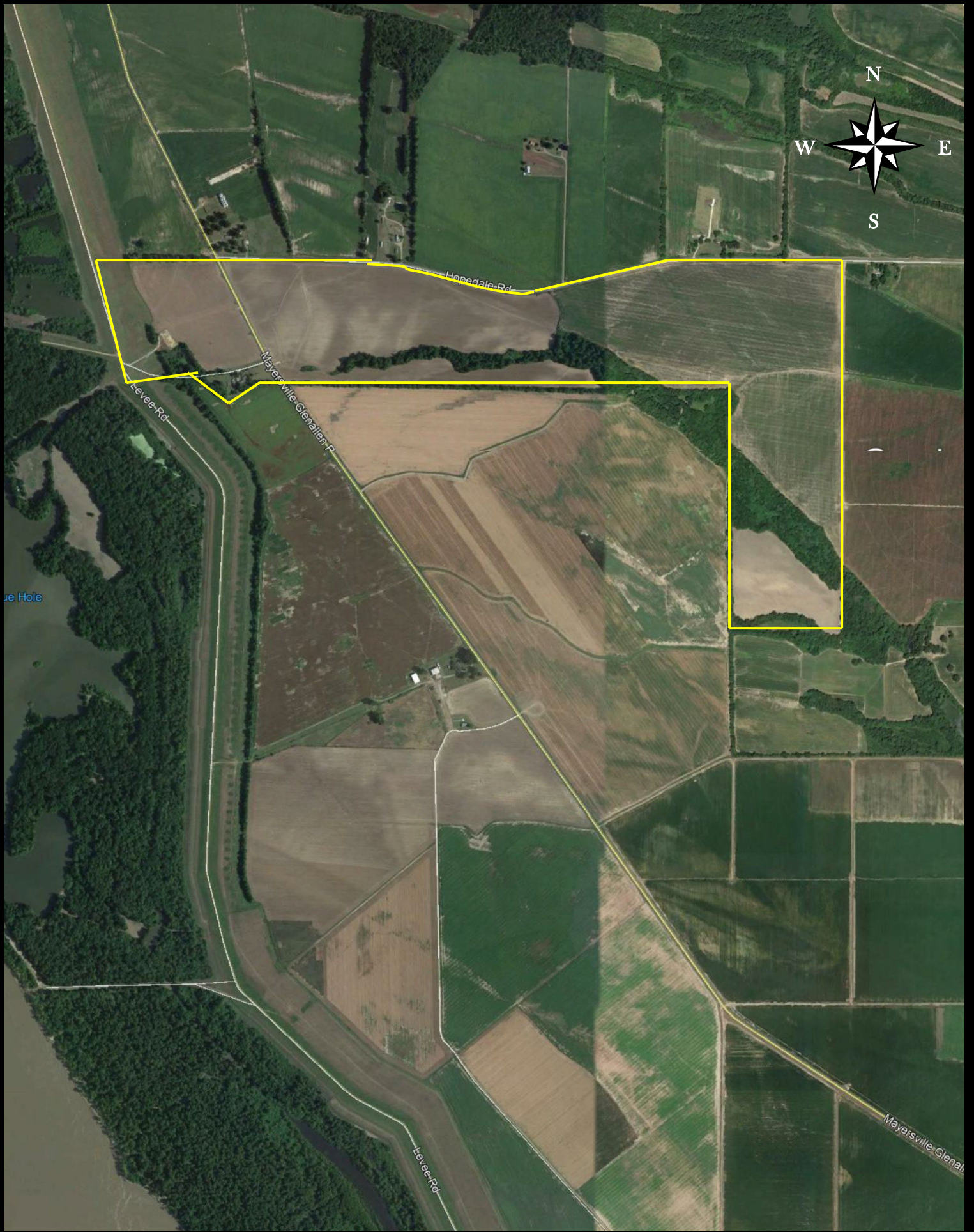
Issaquena Co., MS

Township 13 North ~ Range 8 West



DUNCANSBY FARM

Issaquena Co., MS



Hopedale Rd

Mayersville-Glenallen P

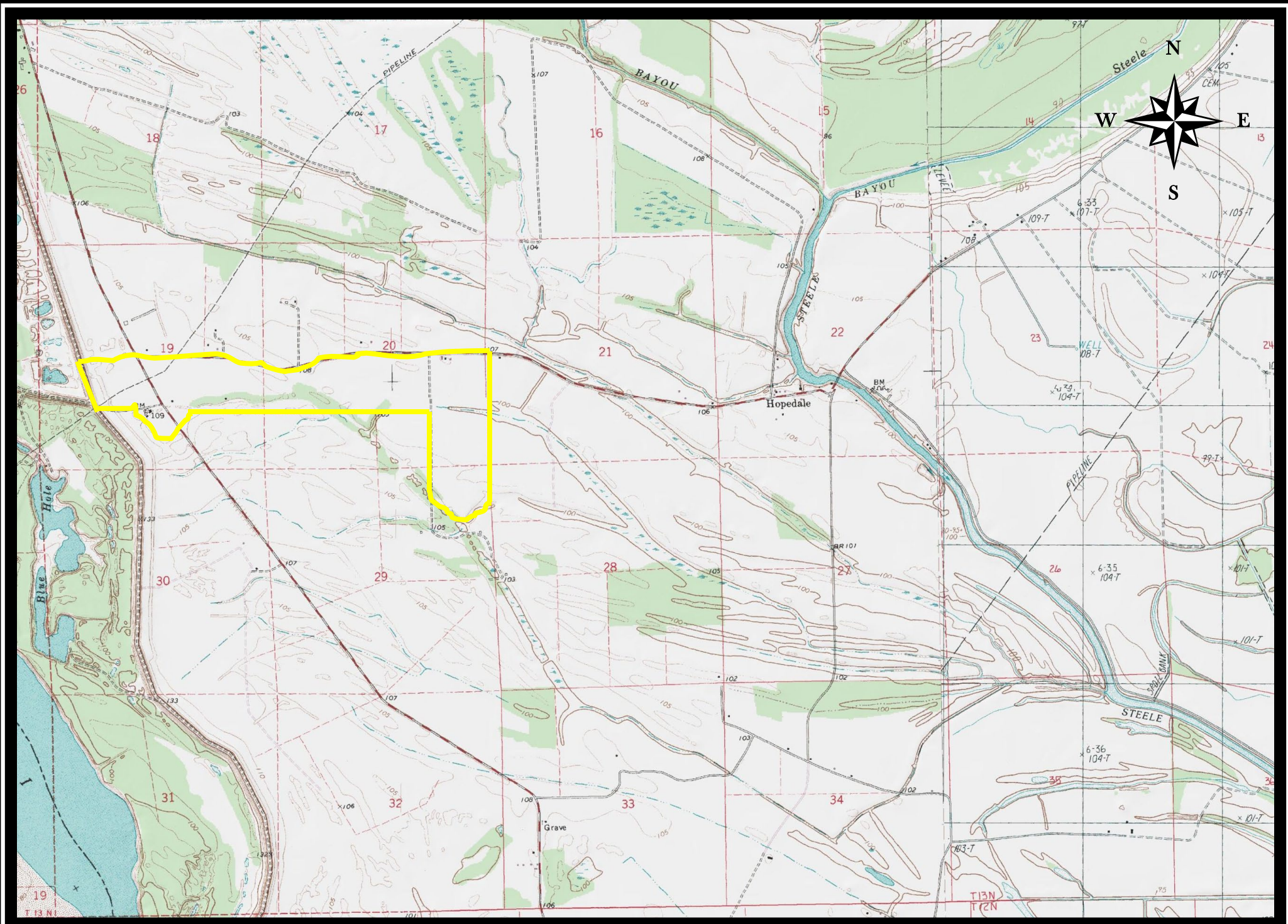
Levee Rd

Blue Hole

Levee Rd

Mayersville-Glenallen P

DUNCANSBY FARM
Issaquena Co., MS



Class I

DUNCANSBY FARM
Issaquena Co., MS

Class III

Class II

Class IV

Map Unit Symbol	Map Unit Name	Acres InAOI	Percent of AOI
Be	Berm	2.2	0.7%
Cd	Commerce silt loam, moderately shallow, 0 to 2 percent slopes	5.2	1.7%
Ch	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	17.5	5.7%
Cn	Commerce very fine sandy loam, 0 to 2 percent slopes, rarely flooded	3.4	1.1%
Cr	Commerce very fine sandy loam, 2 to 5 percent slopes, rarely flooded	7.9	2.6%
Cv	Crevasse sandy loams and loamy sands, 0 to 3 percent slopes (bruno)	25.5	8.3%
Da	Dowling clay, frequently flooded (sharkey)	22.7	7.4%
Le	Levee	5.7	1.9%
Sb	Sharkey clay, 0 to 2 percent slopes	97.7	32.0%
Se	Sharkey silty clay loam, 0 to 2 percent slopes	0.3	0.1%
Sf	Sharkey fine sandy loam, overwash, 0 to 2 percent slopes	99.1	32.4%
Sk	Sharkey silt loam, overwash, 0 to 2 percent slopes	1.0	0.3%
Tc	Tunica silty clay loam, 0 to 2 percent slopes, rarely flooded	17.6	5.8%

DUNCANSBY FARM

Issaquena Co., MS

