



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, MS 39110

www.SartainsHeritage.com

Property: The Belk Farm in Sunflower County Mississippi. Comprised of 80 gross land acres being 99% cultivated and 99% irrigated. Situated between Floyd Smith Rd. and Centralia Rd. near Inverness, MS lies in an excellent soil quality location offering high yields, superior irrigation, quality drainage, and crop versatility.

Location: Sunflower County, Mississippi

Property Breakdown:

- 89.33 +/- Tax acres
- 83.34 +/- Cropland acres
- 81.00 +/- furrow irrigated

Improvements:

- 2 electric submersible ground water wells

USDA Crop Base: See attached EZ156

Primary Soil: Dundee & Forestdale loam complex

- NCCPI Rate 72.03
- CAP Rate 2.71

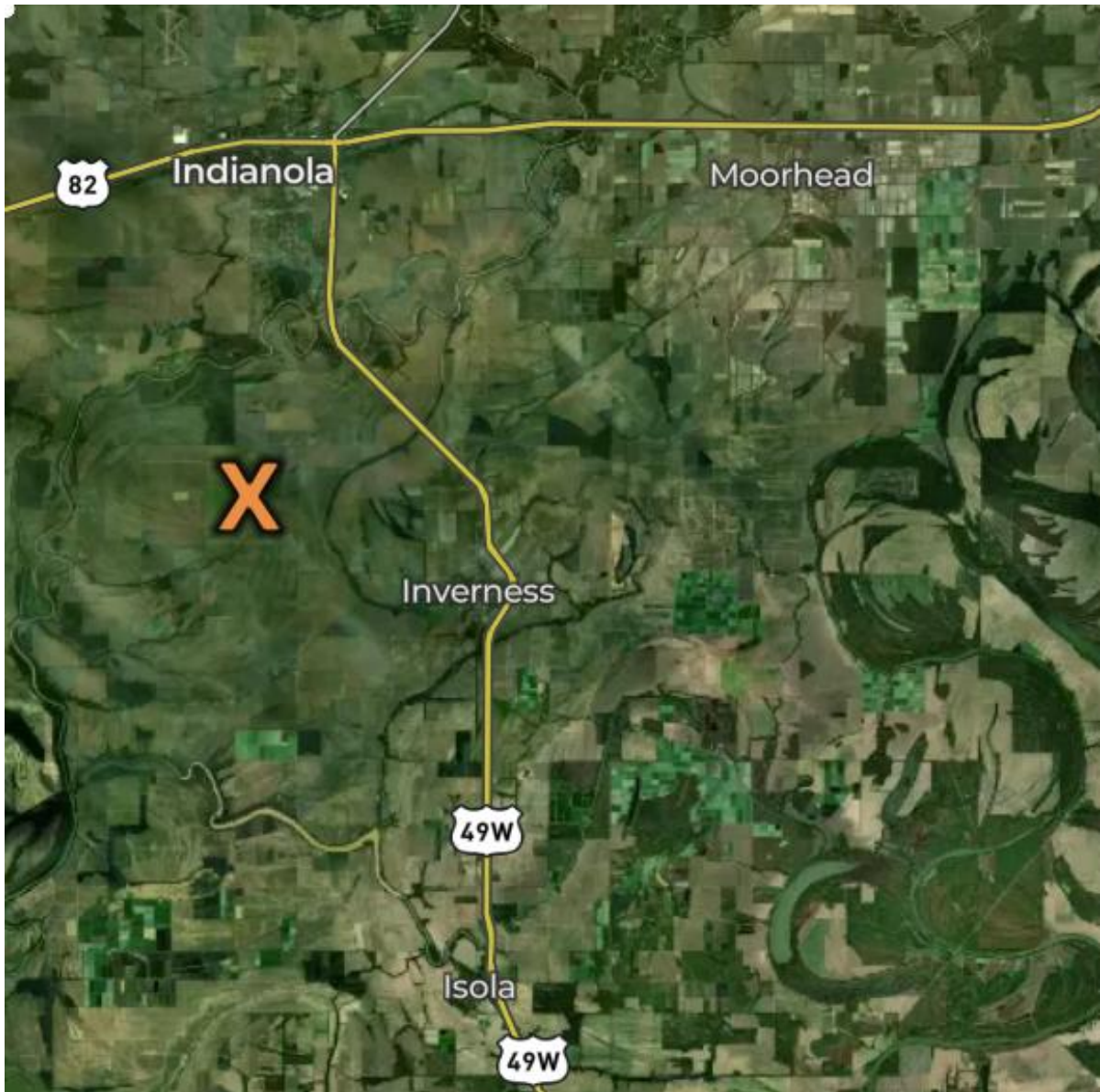
Lease: \$19,200.00 through 2025 (lease can be canceled upon sale)

Tax Data: \$1,560 - 2024yr

Price: \$590,000

Contact: T.J. Mallette 601-966-7932 or tjmallette@sartainsheritage.com

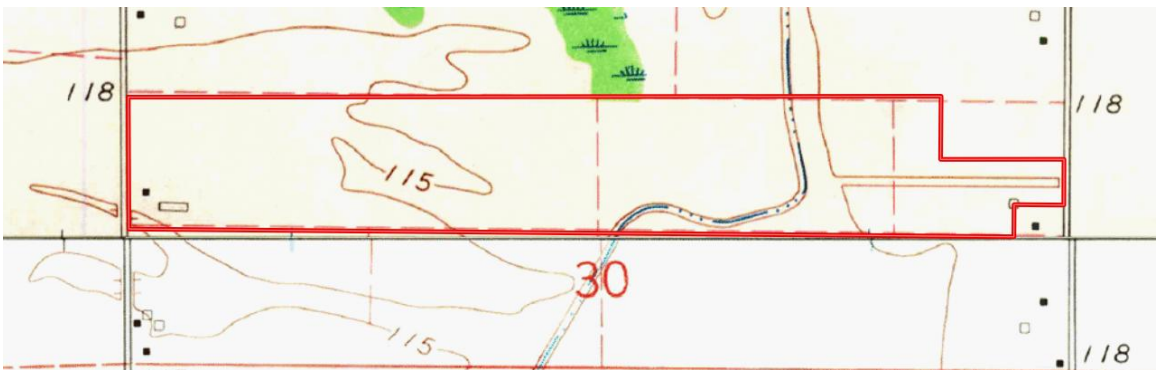
LOCATOR MAP



TAX PARCEL BOUNDARY

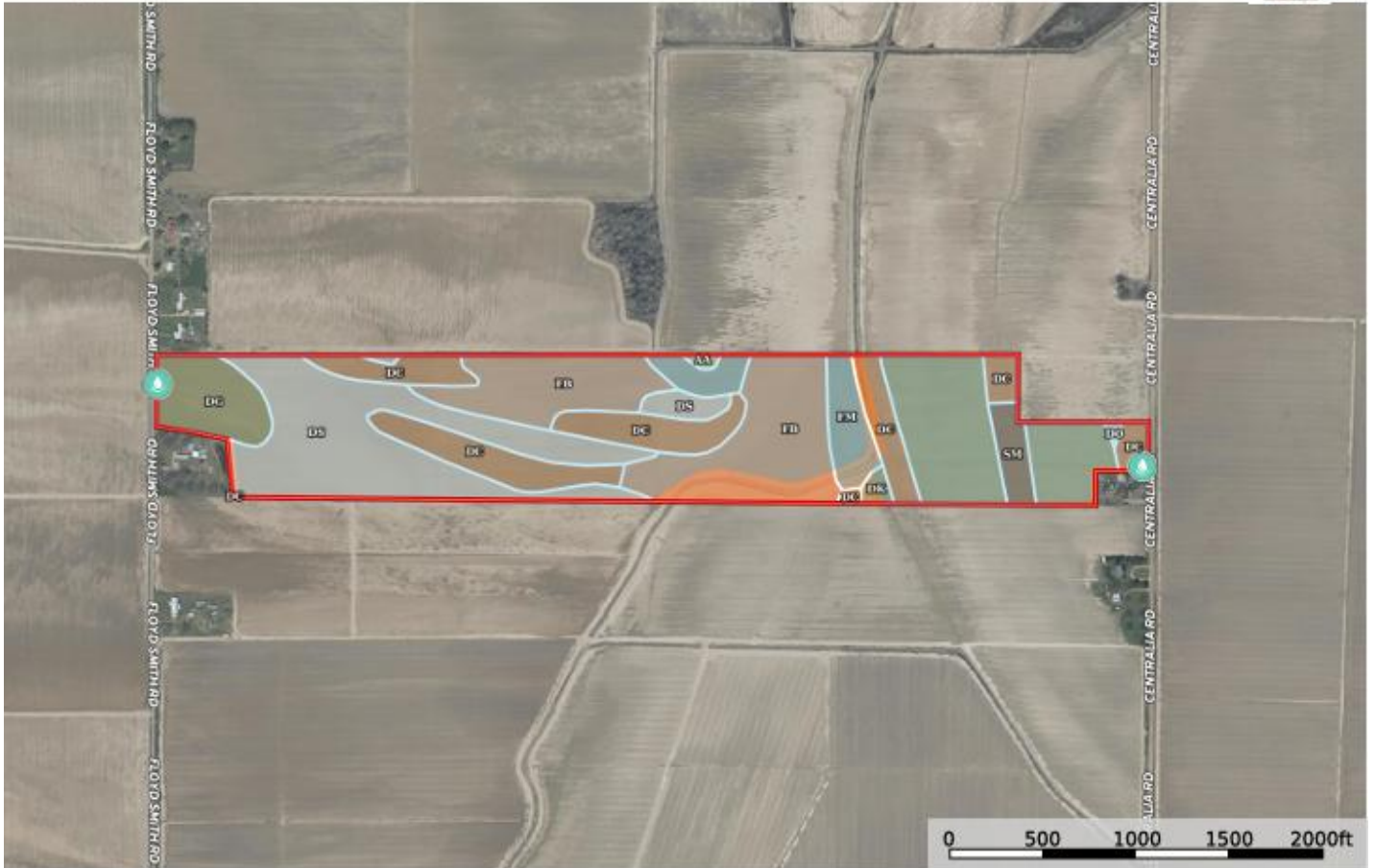


TOPO BOUNDARY



SOIL DATA

Belk Farm
Mississippi, AC +/-



Boundary 83.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	21.36	25.46	0	88	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	20.12	23.99	0	65	3w
Dc	Dowling soils, overwash phases (sharkey)	16.07	19.16	0	43	4w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	13.65	16.27	0	87	2e
Dg	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	5.25	6.26	0	90	2e
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	5.04	6.01	0	65	3w
Sm	Souva soils (amagon)	2	2.38	0	75	3w
Aa	Alligator clay, 0 to 0.5 percent slopes	0.26	0.31	0	49	3w
Do	Dundee silty clay loam, 0 to 3 percent slopes	0.15	0.18	0	86	2w
TOTALS		83.9(*)	100%	-	72.03	2.71

(*) 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 FARM DATA



Sunflower 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=FG* 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%

Tract Cropland Total: 83.34 acres

2025 Program Year

Map Created November 15, 2024

Farm 4278

Tract 453

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-025 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

Farmland	Cropland	DCP Cropland	WBP	IP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
89.33	83.34	83.34	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	83.34	0.00			0.00	0.00	0.00	0.00

Crop Election Choice		
ARC Individual	ARC County	Price Loss Coverage
None	None	SUP

DCP Crop Data				
Crop Name	Base Acres	CCC-5% CRP Reduction Acres	PLC Yield	HIP
Seed Cotton	65.20	0.00	1279	
Unassigned Generic Base	16.30	0.00	0	
TOTAL	81.50	0.00		

NOTES

Tract Number : 453

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
89.33	83.34	83.34	0.00	0.00	0.00	0.00	0.0



