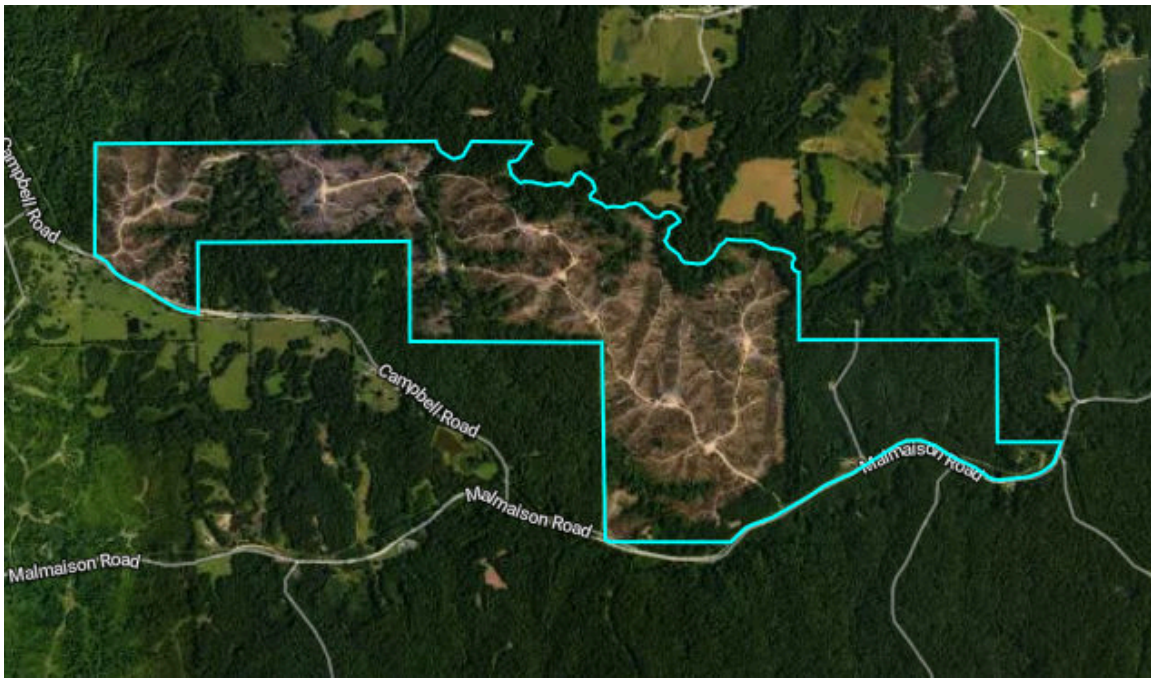
Sam Franklin
Land Broker

644.4 Acres

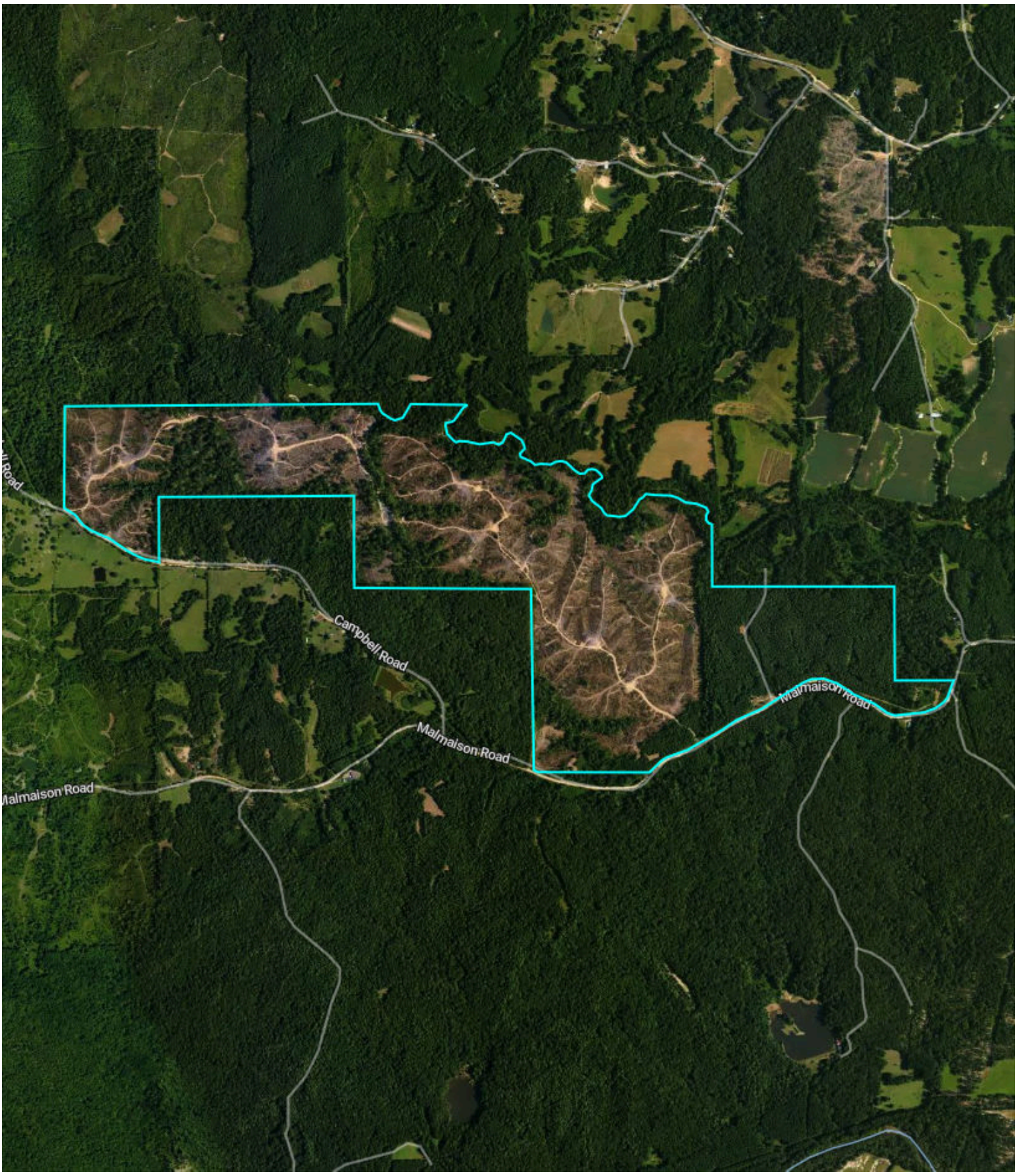


Americas Land Partners

POWERED BY acres

Property Overview

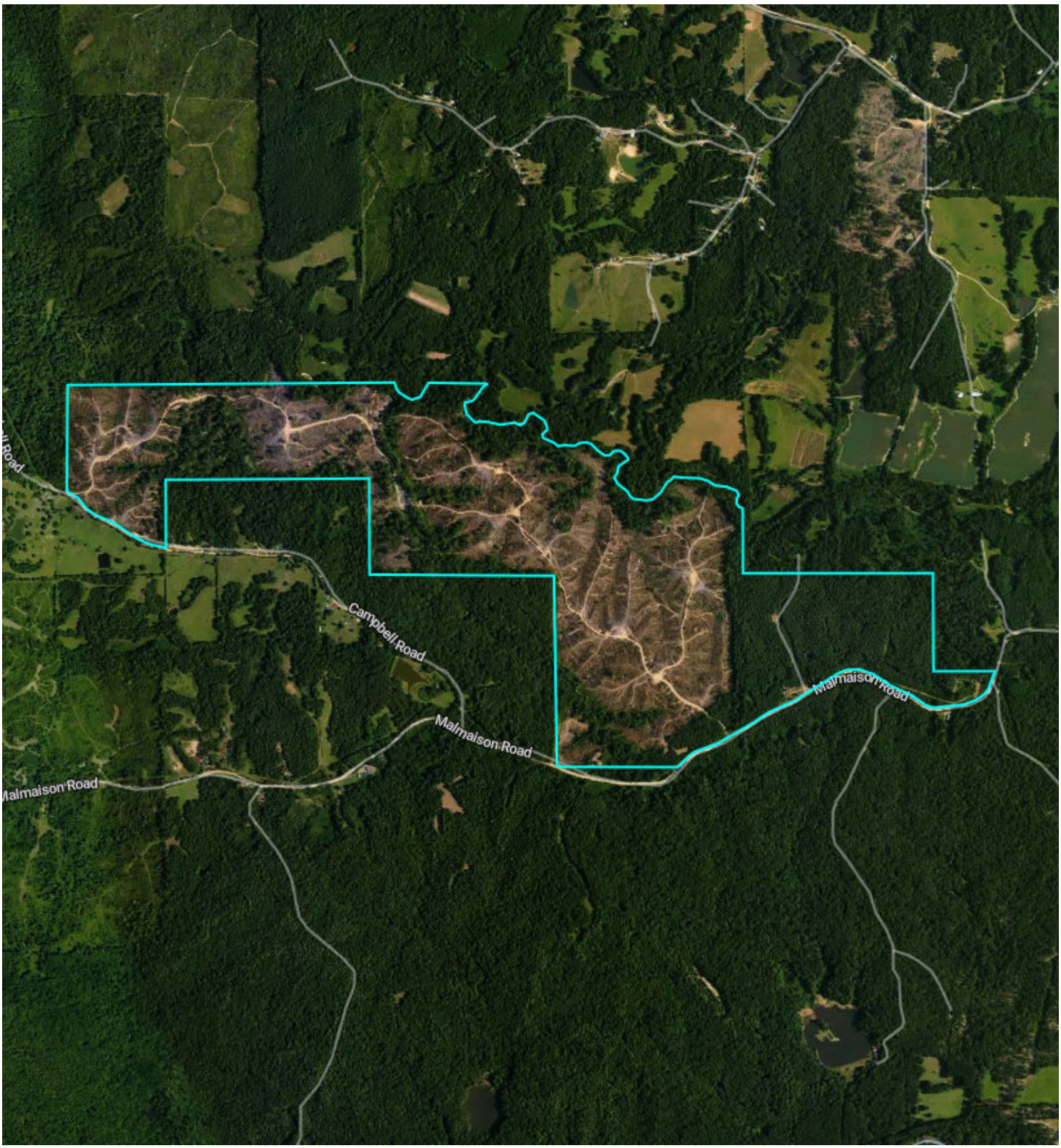
644.4 Acres, 1 Boundary



Property Overview

Carroll County, MS

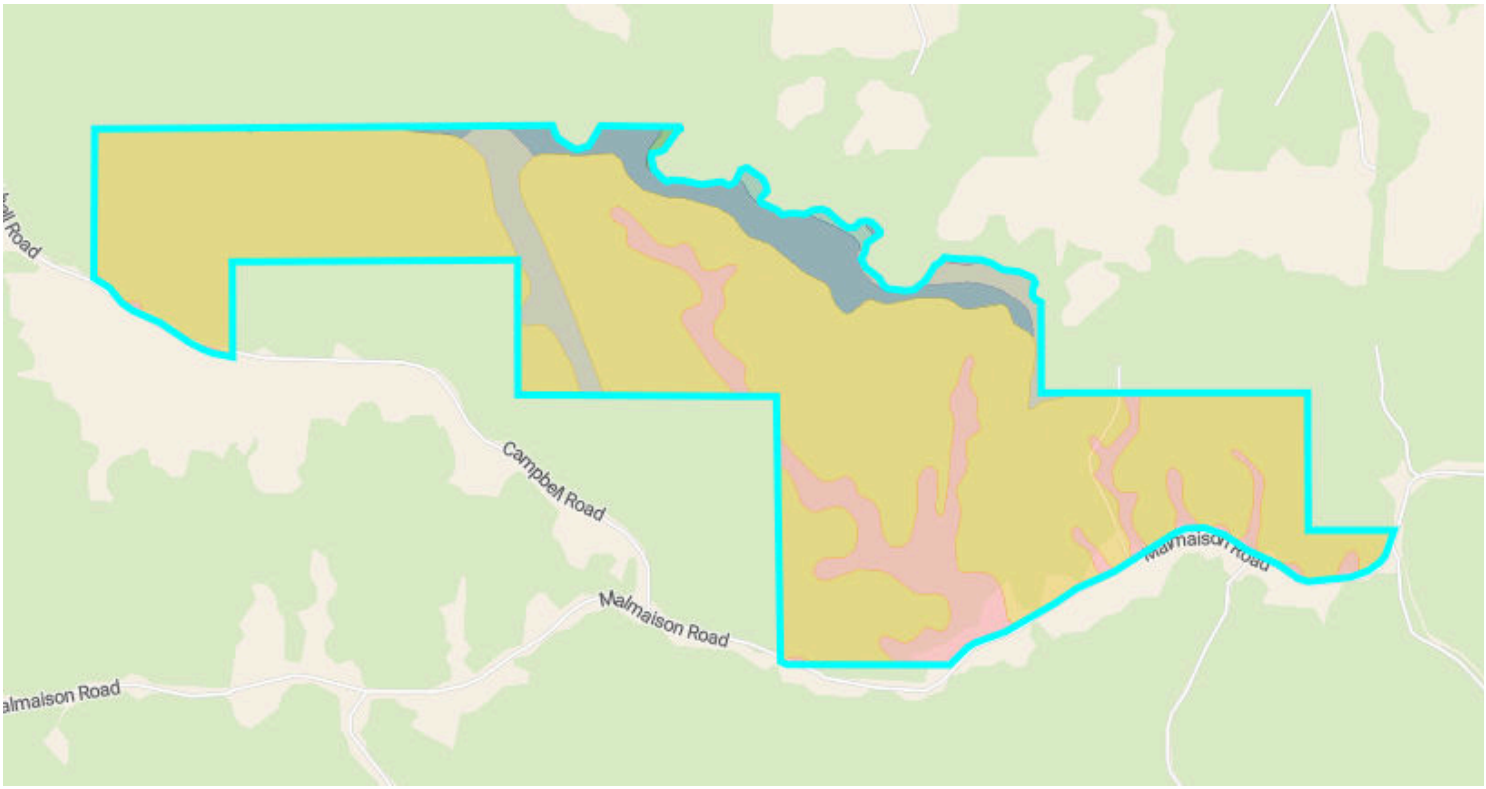
644.4 Acres, Boundary 1 of 1



Carroll County, MS	Locations	Acres
Township: 020N	32 T20N R3E	644.44

Soils

644.4 Acres, 1 Boundary



30.9/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	7F	Memphis-Natchez association, 12 to 50 percent slopes	77.9%	502.2	7e	--	19.4
●	6C2	Memphis silt loam, 5 to 8 percent slopes, eroded	11.0%	71.1	3e	--	81.9
●	13	Bruno sandy loam, occasionally flooded	5.7%	36.4	3s	--	39.3
●	21	Adler silt loam, occasionally flooded	4.6%	29.7	2w	--	85.7
●	43	Falaya silt, occasionally flooded	0.5%	3	2w	--	77.1

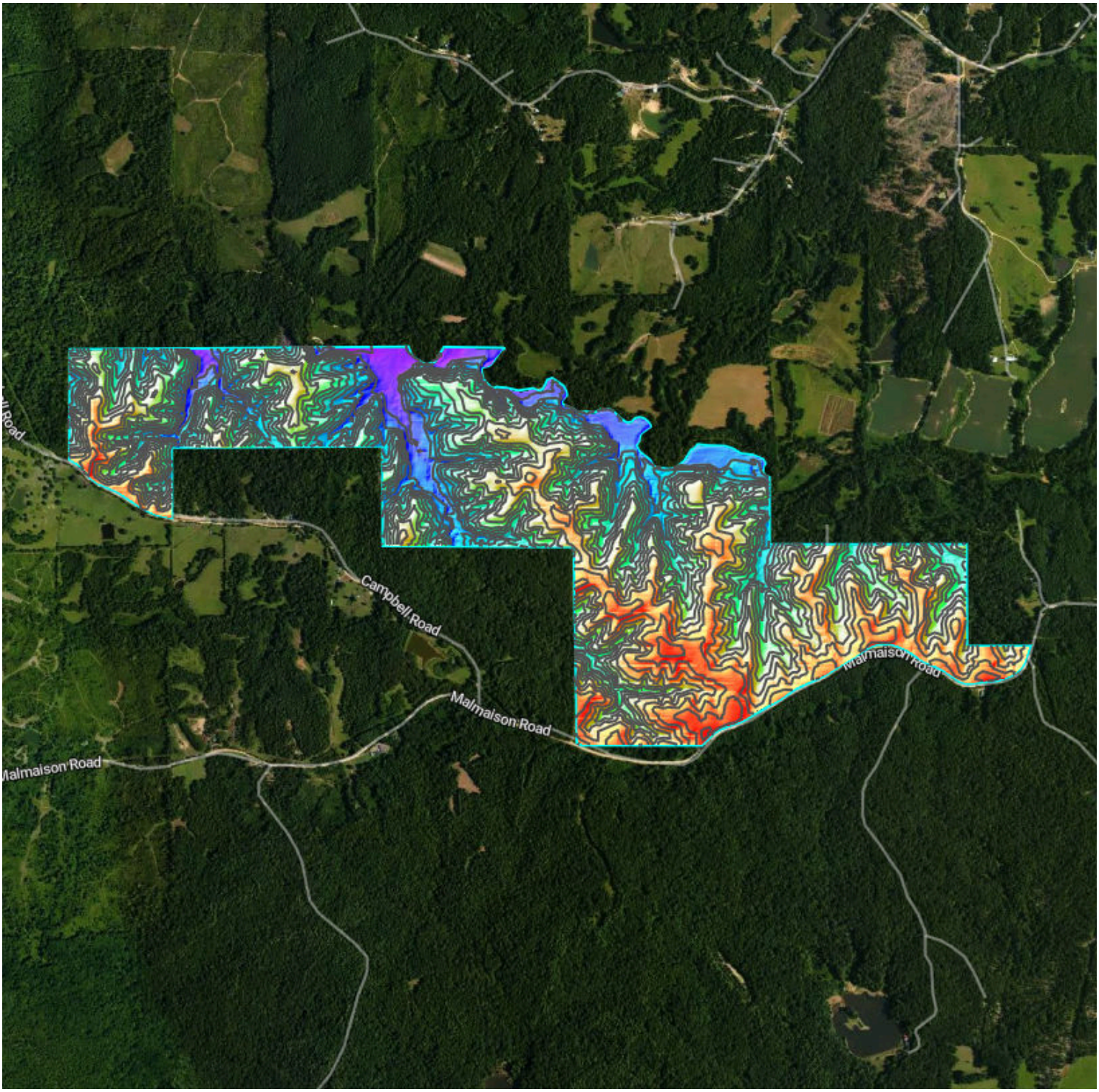
Soils

644.4 Acres, 1 Boundary

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	26	Oaklimeter silt loam, 0 to 2 percent slopes, occasionally flooded,…	0.2%	1.1	2w	2w	73.7
●	6B2	Memphis silt loam, 2 to 5 percent slopes, eroded, south	0.1%	0.4	2e	--	83.2
●	25	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	<0.1%	0.1	2w	--	76.7
●	6E3	Memphis silt loam, 12 to 40 percent slopes, severely eroded	<0.1%	0.3	7e	--	17.6

Elevation

644.4 Acres, 1 Boundary



215.2 feet

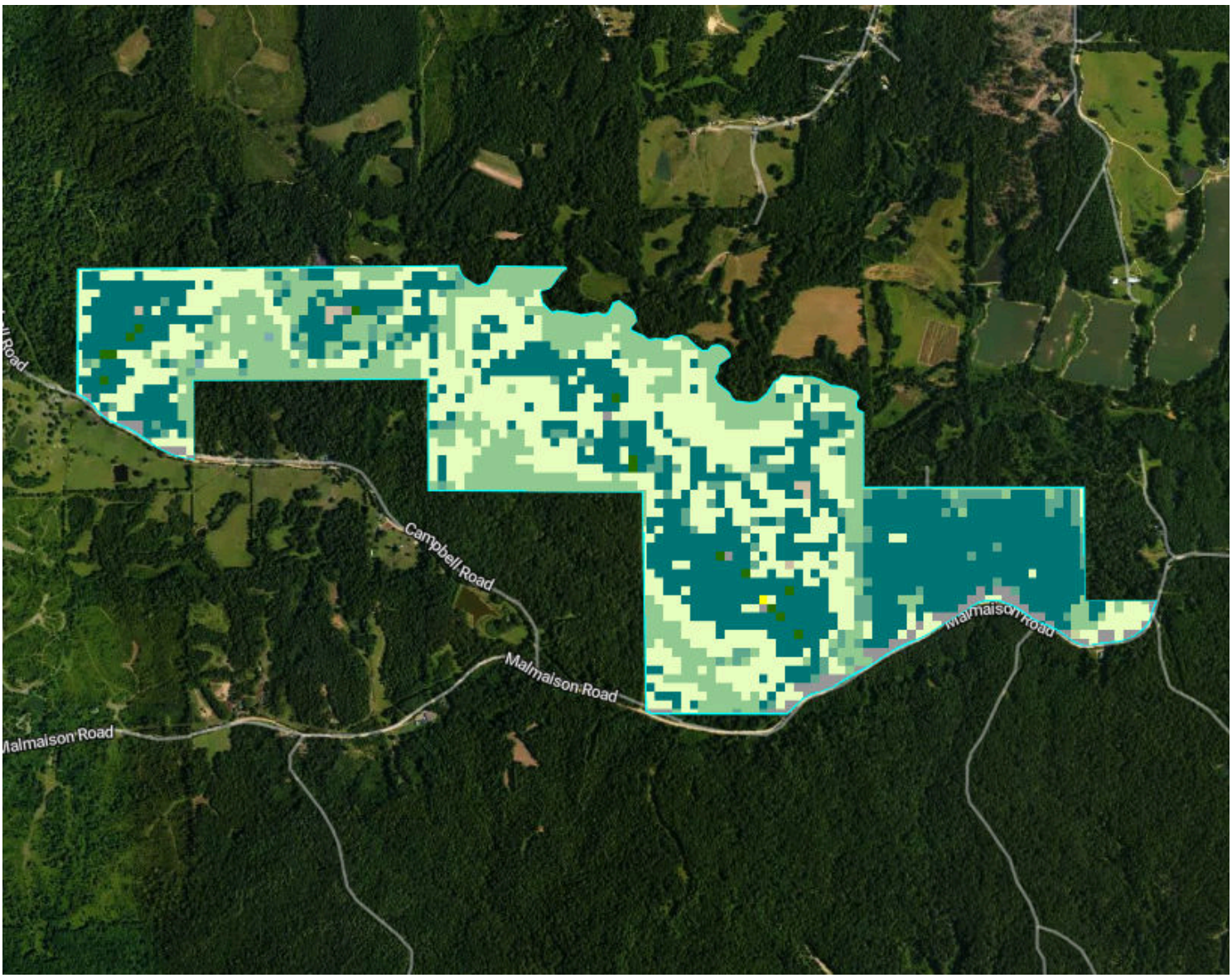
363.6 feet

Source: USGS 3 Meter Dem **Interval:** 10 feet **Range:** 148.4 feet **Min:** 215.2 feet **Max:** 363.6 feet

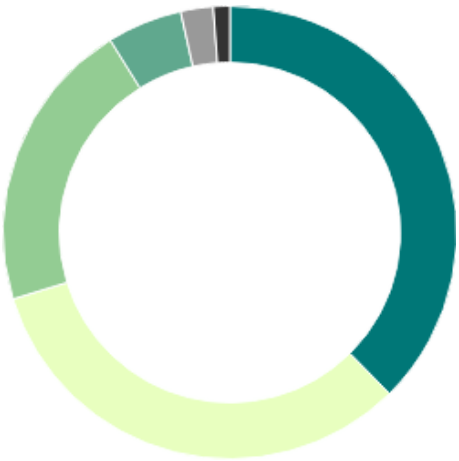
Slope: 14.7% **Min:** 0% **Max:** 87.3%

Land Cover - 2024

644.4 Acres, 1 Boundary



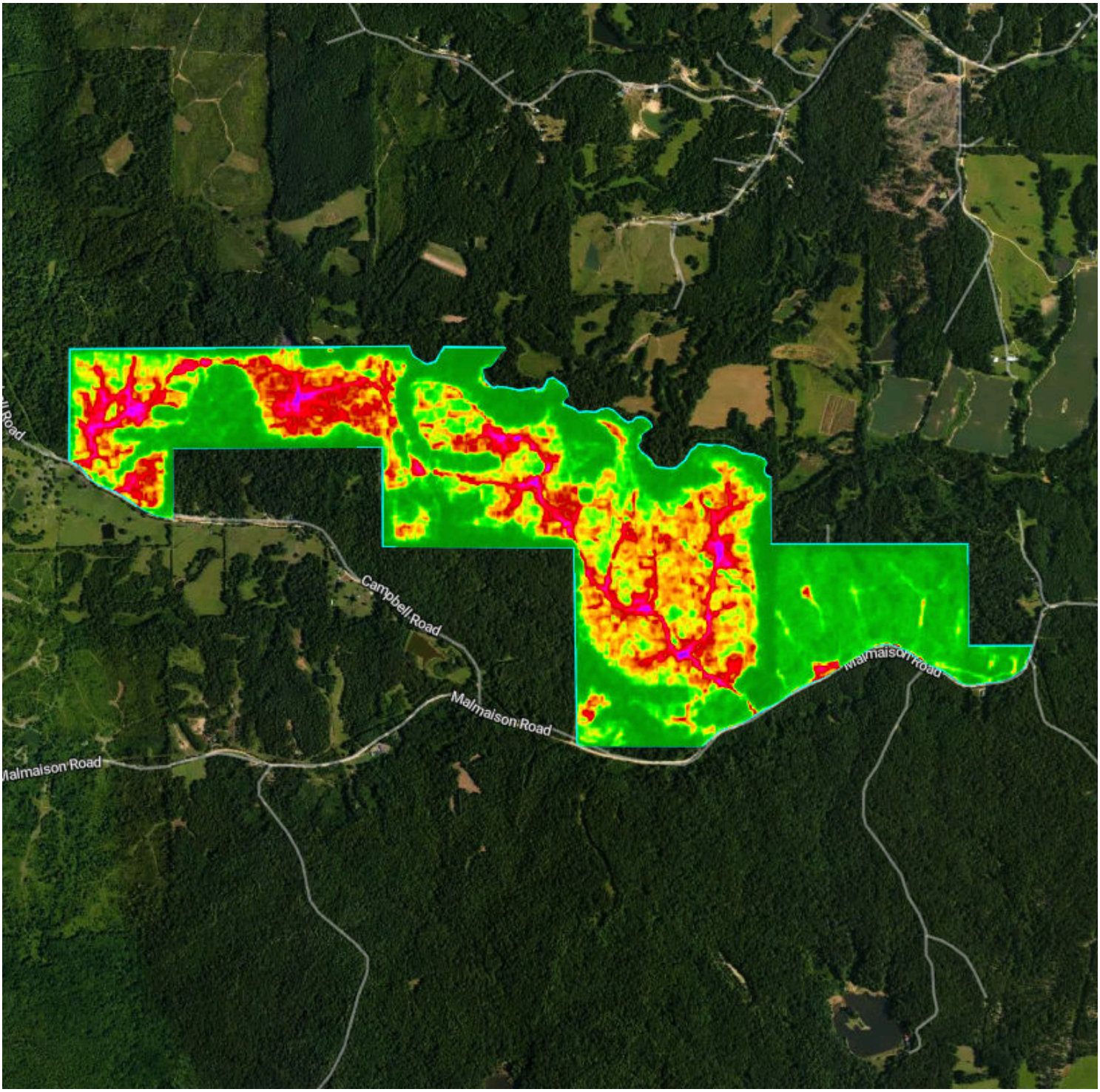
Type	% Coverage
Evergreen Forest	37.6 %
Grassland/Pasture	32.7 %
Deciduous Forest	20.9 %
Mixed Forest	5.4 %
Developed/Open Space	2.3 %
Other	1.2 %



Vegetation Index

644.4 Acres, 1 Boundary

2024

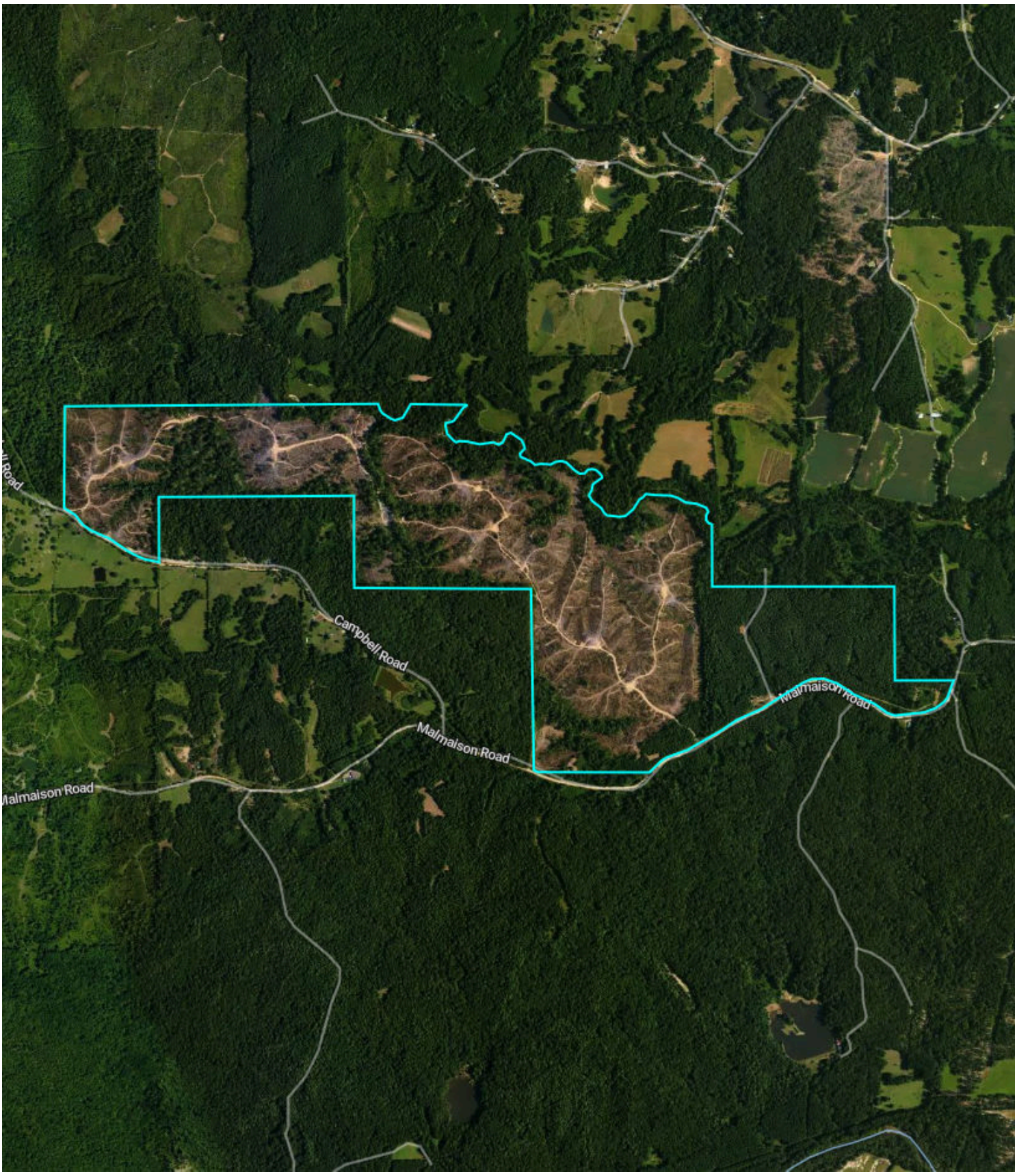


0 (unhealthy) 100 (healthy)

Standard Deviation: 10.7 **Mean:** 78.3 **Min:** 25.2 **Max:** 94.1

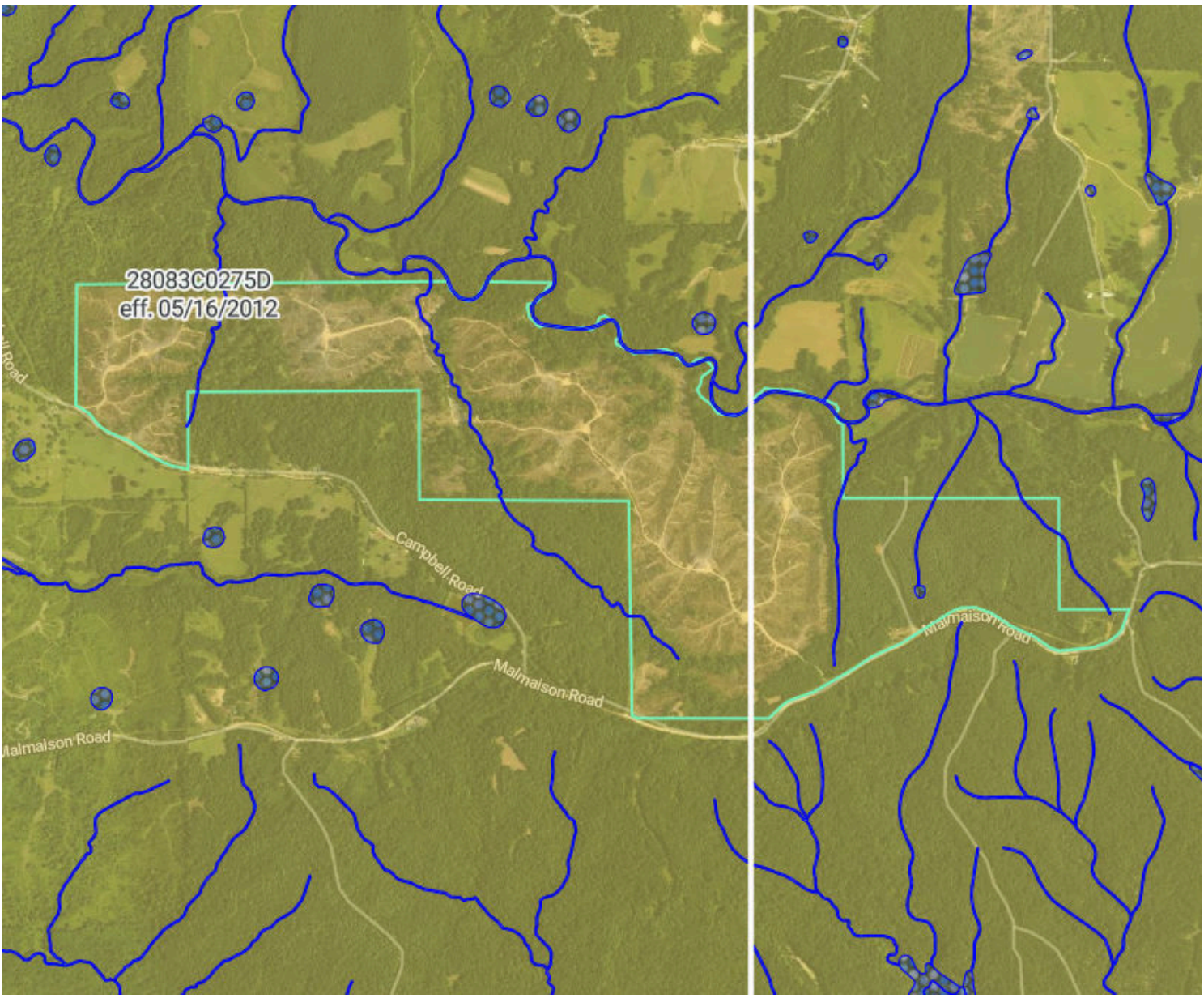
FSA

644.4 Acres, 1 Boundary



Flood (FEMA Report)

644.4 Acres, 1 Boundary



Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands

Historical Imagery

644.4 Acres, 1 Boundary

2023



2021

