

500.64± ACRE FARM
COAHOMA/QUITMAN COUNTIES, MS
\$3,900,000



SMALLTOWN

**HUNTING PROPERTIES
& REAL ESTATESM**

OFFICE (662) 846-1425

THE COAHOMA/QUITMAN 500.64

PROPERTY PROFILE

LOCATION:

- Sunrise Road
Jonestown, MS 38639
- Coahoma & Quitman Counties
- 12.8± Miles NE of Clarksdale
- 70± Miles S of Memphis

COORDINATES:

- 34.26731, -90.43928

PROPERTY USE:

- Agriculture
- Investment

PROPERTY INFORMATION:

- 500.64± Tillable Acres
- Ag Land
- 3 Irrigation Wells
- Predominately Dubbs, Dundee, and Forrestdale Silty Loams
- Some Alligator Clay Soils

TAX INFORMATION:

- 2023 - \$10,358.41



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FORD TRUE

LAND SPECIALIST

C: 662-645-1119

O: 662-846-1425

ford@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE COAHOMA/QUITMAN 500.64

WELCOME TO THE COAHOMA/QUITMAN 500.64 - A PREMIER MISSISSIPPI DELTA AG FARM. Soil type and irrigation are the driving factors that add value to agricultural land. This 500.64± acre farm, located in both Coahoma and Quitman counties, features premier soils and offers three irrigation wells. Dubbs Silty Loam, Dundee Silty Loam, and Forrestdale Silty Loam are the main soils you will find on the farm. These sandy soils are ideal for crops such as cotton and corn, and the farm has a proven yield history for both. Cotton averages three bales, and corn makes well over 200 bushels. The far southeast field on the farm is comprised of Alligator Clay and is well suited for grain crops like corn or soybeans.

Over the years, the natural topography of the farm has been manipulated by landforming, and is set up to row irrigate approximately 368 of the total 500.64 tillable acres.



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MORE ABOUT THE COAHOMA/QUITMAN 500.64

For the investor or farmer looking to buy an income-producing asset that appreciates over time, farmland is a top choice! This tract fits the bill, whether a current farmer is looking to expand or an individual wants to invest and make a return on their money.

The rich soils of the Mississippi Delta have always been a wonderful, long-term investment, and this farm is no different. Top-notch soils, row irrigation, and great drainage make this tract a must-see; farms of this caliber are rare, so act fast!

**To schedule a private showing of this
great farm, call Ford True today.**



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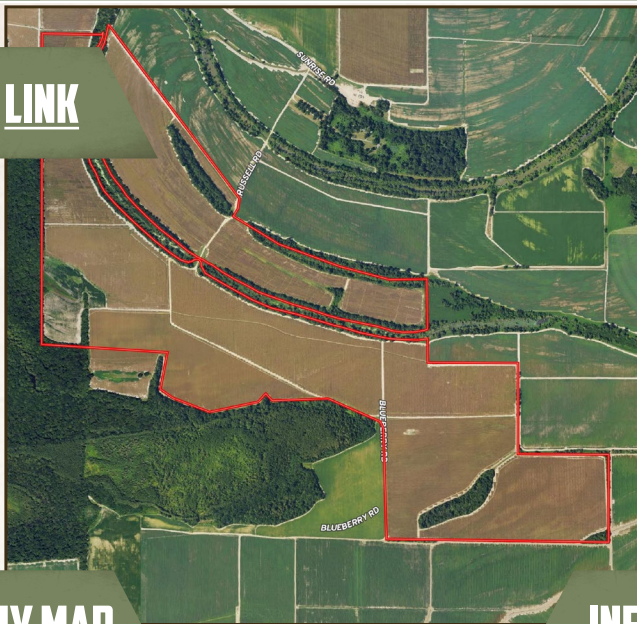
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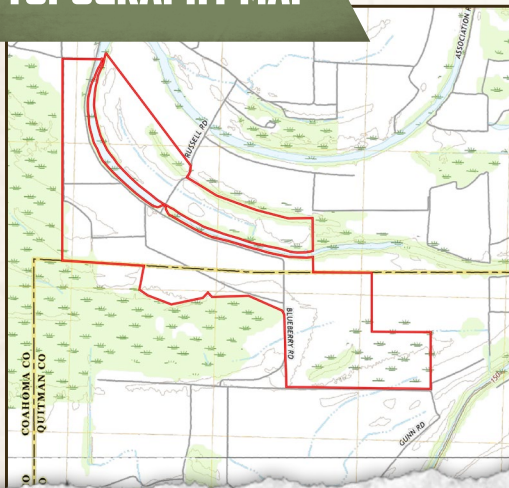
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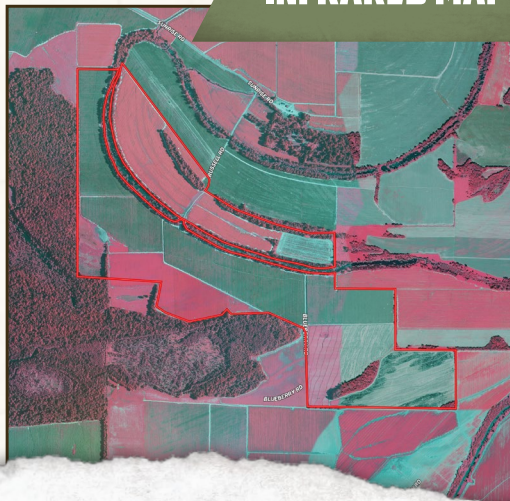
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TOPOGRAPHY MAP



INFRARED MAP



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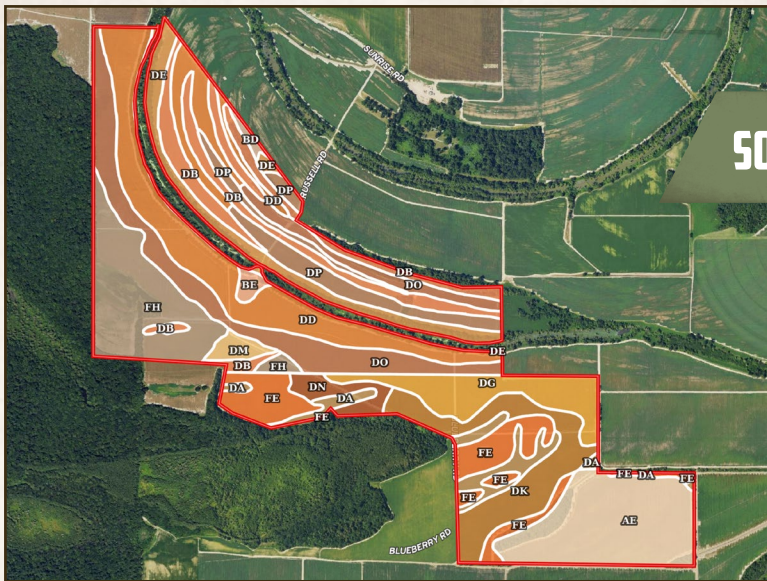
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SOIL MAP



| SOIL CODE | SOIL DESCRIPTION | ACRES | % | CPI | NCCPI | CAP |
|-----------|--|-------|-------|-----|-------|-----|
| Dd | Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded | 88.54 | 16.48 | 0 | 90 | 2e |
| Do | Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded | 65.26 | 12.14 | 0 | 88 | 2e |
| Ae | Alligator and Dowling clays (sharkey) | 63.06 | 11.73 | 0 | 47 | 3e |
| Fh | Forestdale silty clay loam, 0.5 to 3 percent slopes | 57.42 | 10.68 | 0 | 64 | 3w |
| Db | Dowling soils (sharkey) | 50.75 | 9.44 | 0 | 52 | 4w |
| Dk | Dundee silt loam, 0 to 2 percent slopes, rarely flooded | 41.89 | 7.79 | 0 | 88 | 2w |
| Fe | Forestdale silty clay loam, nearly level phase | 39.28 | 7.31 | 0 | 64 | 3w |
| Dg | Dundee fine sandy loam, nearly level phase | 32.82 | 6.11 | 0 | 85 | 2w |
| De | Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded | 30.83 | 5.74 | 0 | 85 | 4e |
| Dp | Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded | 28.56 | 5.31 | 0 | 87 | 4e |
| Da | Dowling clay and silty clay (sharkey) | 18.17 | 3.38 | 0 | 40 | 5w |
| Dn | Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded | 10.14 | 1.89 | 0 | 85 | 2e |
| Dm | Dundee silty clay loam, 0.5 to 3 percent slopes | 5.42 | 1.01 | 0 | 85 | 2w |
| Be | Teksob very fine sandy loam, 3 to 7 percent slopes, moderately eroded | 3.21 | 0.6 | 0 | 57 | 4e |
| Bd | Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs) | 2.05 | 0.38 | 0 | 84 | 1 |



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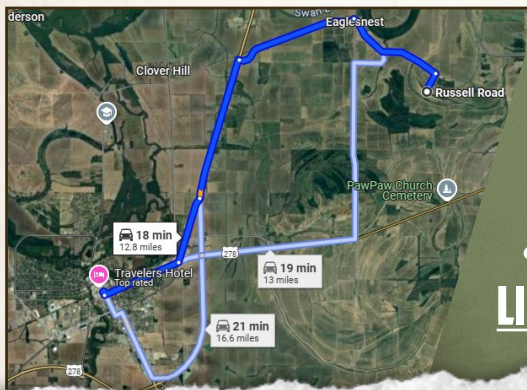
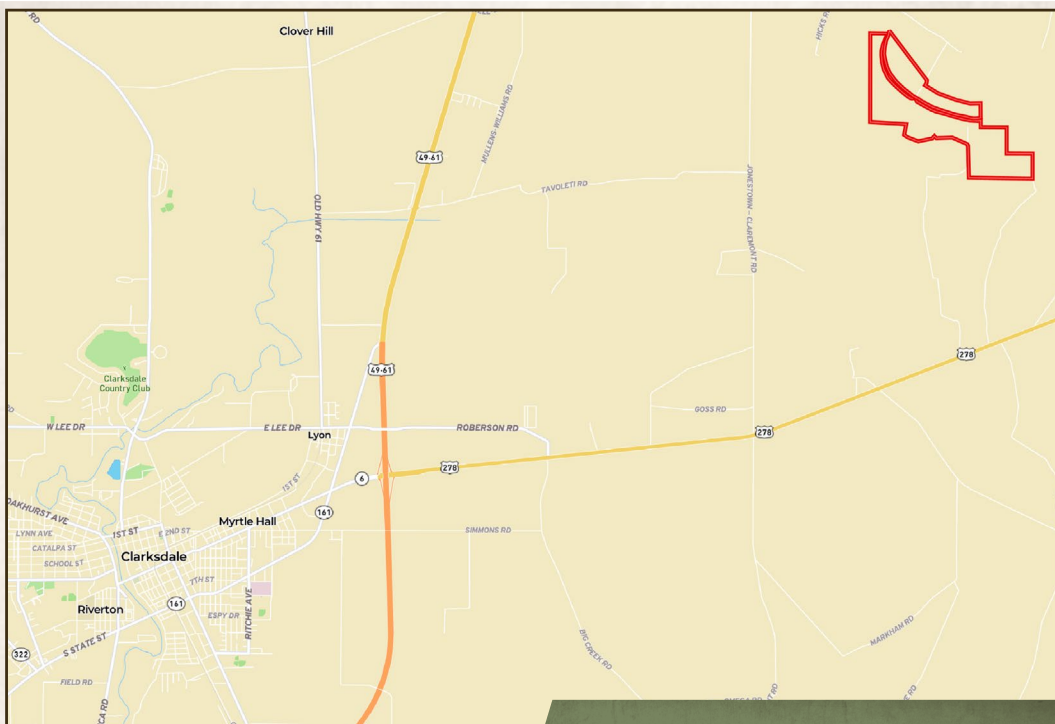
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Directions From the Intersection of Highway 61 and Highway 6 in Clarksdale, MS: Travel 3.5 miles east on Hwy 6 to Jonestown Claremont Road and turn left. Proceed north for 5 miles to Sunrise Road and turn right. In 2.3 miles, the property will be on the right side of the road.

[LINK TO GOOGLE MAP DIRECTIONS](#)



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