

87+/- Acres of Mississippi Delta Crop Grounds YAZOO COUNTY, MS



\$452,400

This 87+/- acre tract in Yazoo County, Mississippi is an excellent income producing property for the savvy investor. There is one irrigation well as well as a five acre lake/pond that can also be used for irrigation. Current lease expires December 31, 2021.

DIRECTIONS: From US 49 N turn left onto MS-149N/MS-16 W/E Broadway Street and travel 2.6 miles (pass by Dollar General on the right in 1.1 miles), take a slight right toward MS-3N/Haley Barbour Pkwy and travel approximately 1 mile. Property will be on the left.



Call The Land Man today!

TOM SMITH, ALC, BROKER®

Tom@TomSmithLand.com

601.898.2772 **office** | 601.454.9397 **cell**



Expect More. Get More.

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Information is believed to be accurate but not guaranteed.



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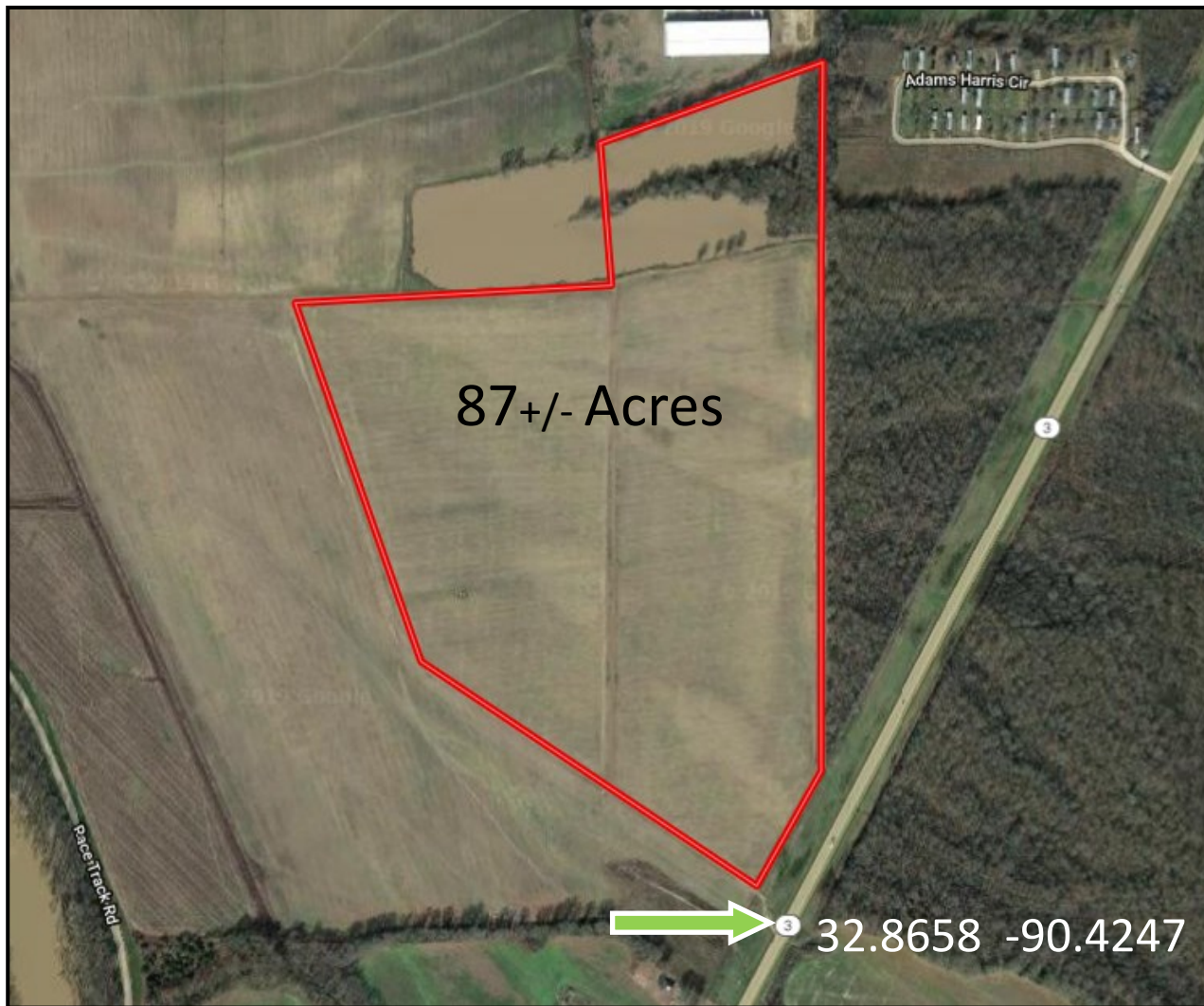
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AERIAL MAP

[CLICK HERE FOR AN INTERACTIVE MAP](#)

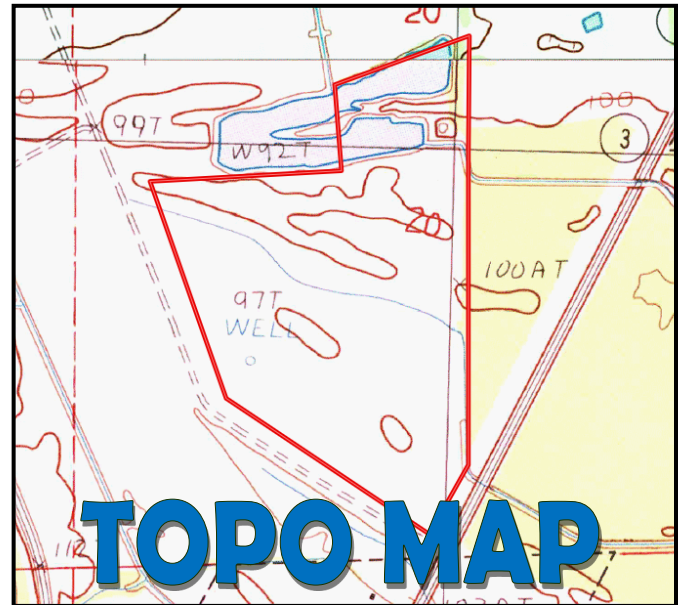
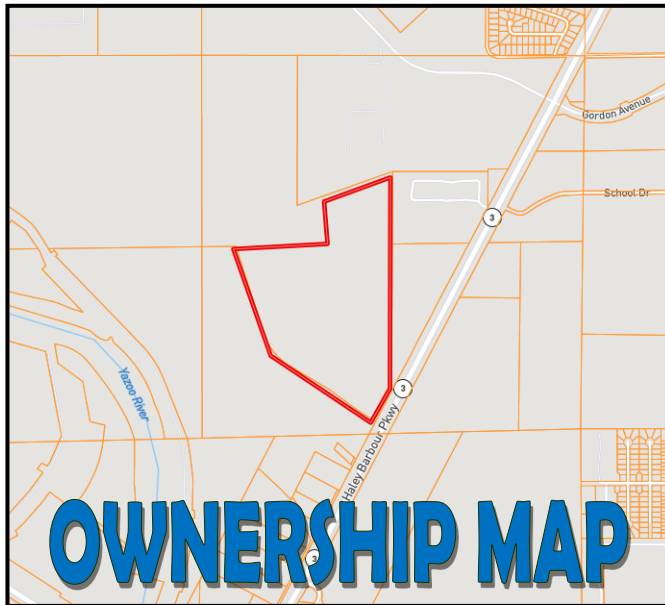


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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
Fr	Forestdale silty clay loam	0.2	0.2	3w
Sa	Sharkey silty clay loam, occasionally flooded	4.3	4.34	3e
Sc	Sharkey clay, occasionally flooded	75.8	76.21	3e
Sd	Sharkey clay, depressional, occasionally flooded	0.2	0.19	4w
BPI	Borrow pits	10.9	11.0	-
Sf	Sharkey and Forestdale soils, frequently flooded	8.0	8.06	5w
TOTALS		99.5	100%	2.83

SOIL MAP

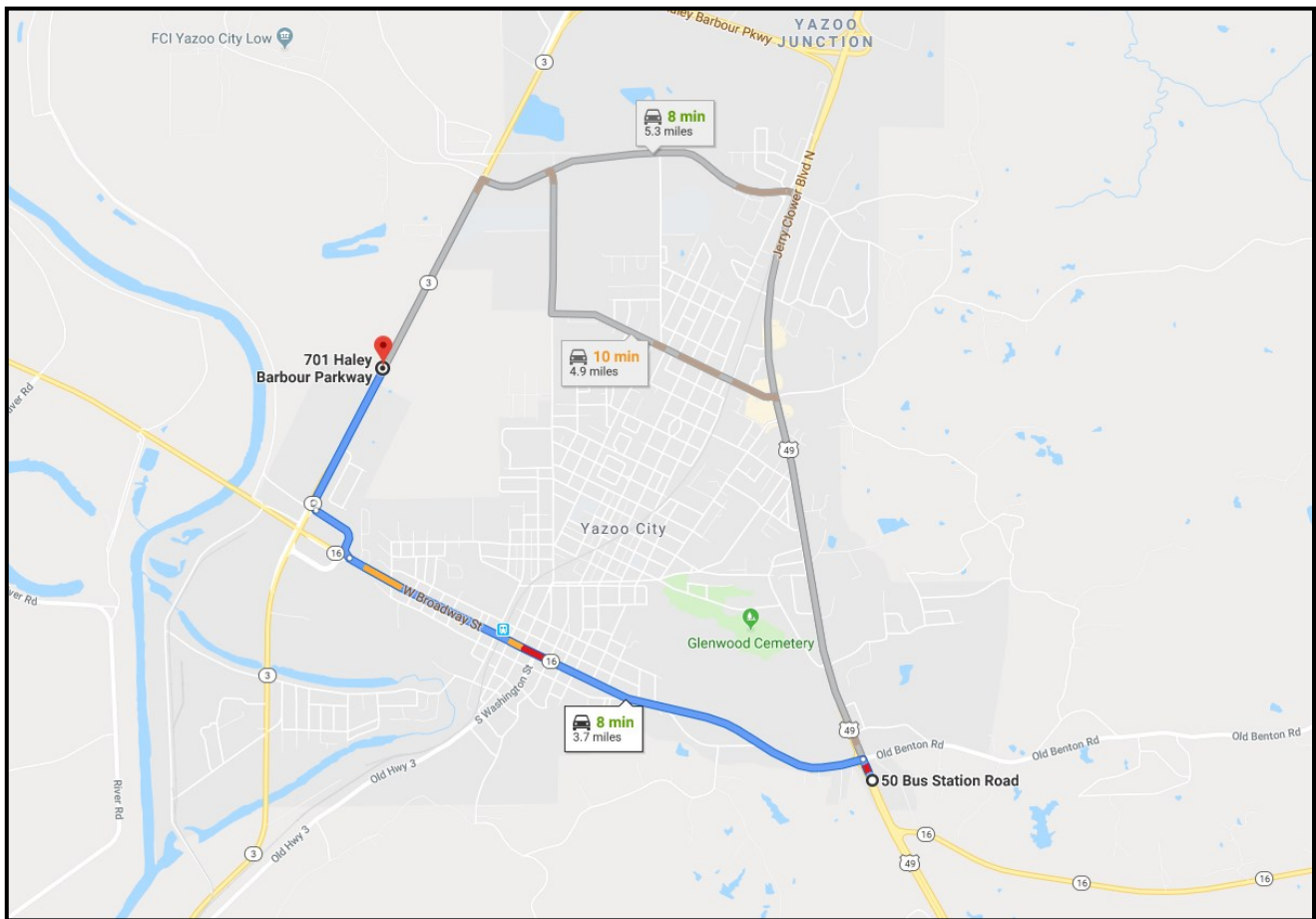


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DIRECTIONAL MAP

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[GOOGLE MAPS LINK](#)



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