



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

Farm, Timber & Recreational Land Brokers

106 First Choice Dr Madison, Ms 39110

www.SartainsHeritage.com

Property: Thierry Farm, located in northern Leflore county Mississippi, near Minter City. This property is 248 acres, that spans the spectrum of Delta land investments. Offering multiple income streams and land uses. The property is comprised of 150 acres of irrigated croplands and 64 acres of CRP hardwoods, with the balance of its acres in a shallow bottom slough. The hunting history of this property is well known in the region. The farm offers multiple duck holes, two in the row crop ground as well as several locations in the slough, which offers excellent hunting in 18yr old oaks. In addition to very quality duck hunting the deer hunting is top notch for the property's size. Multiple deer topping the 150/160 range have been harvested in recent years.

The investment opportunity is excellent, yielding a 3.5% annual cash return, at the asking price. The Thierry Farm, is a unique property offering sound investment structure as well as quality recreational opportunities.

Location: Section 1 & 2 / T22N / R2W Leflore County Mississippi.

Improvements:

- 60 x 15 mobile home with cover porch and mudroom.
- One shaft driven 60hp irrigation well with U/G pipe and discharges
- Five water control structures
- Three permanent duck blinds

Annual Income:

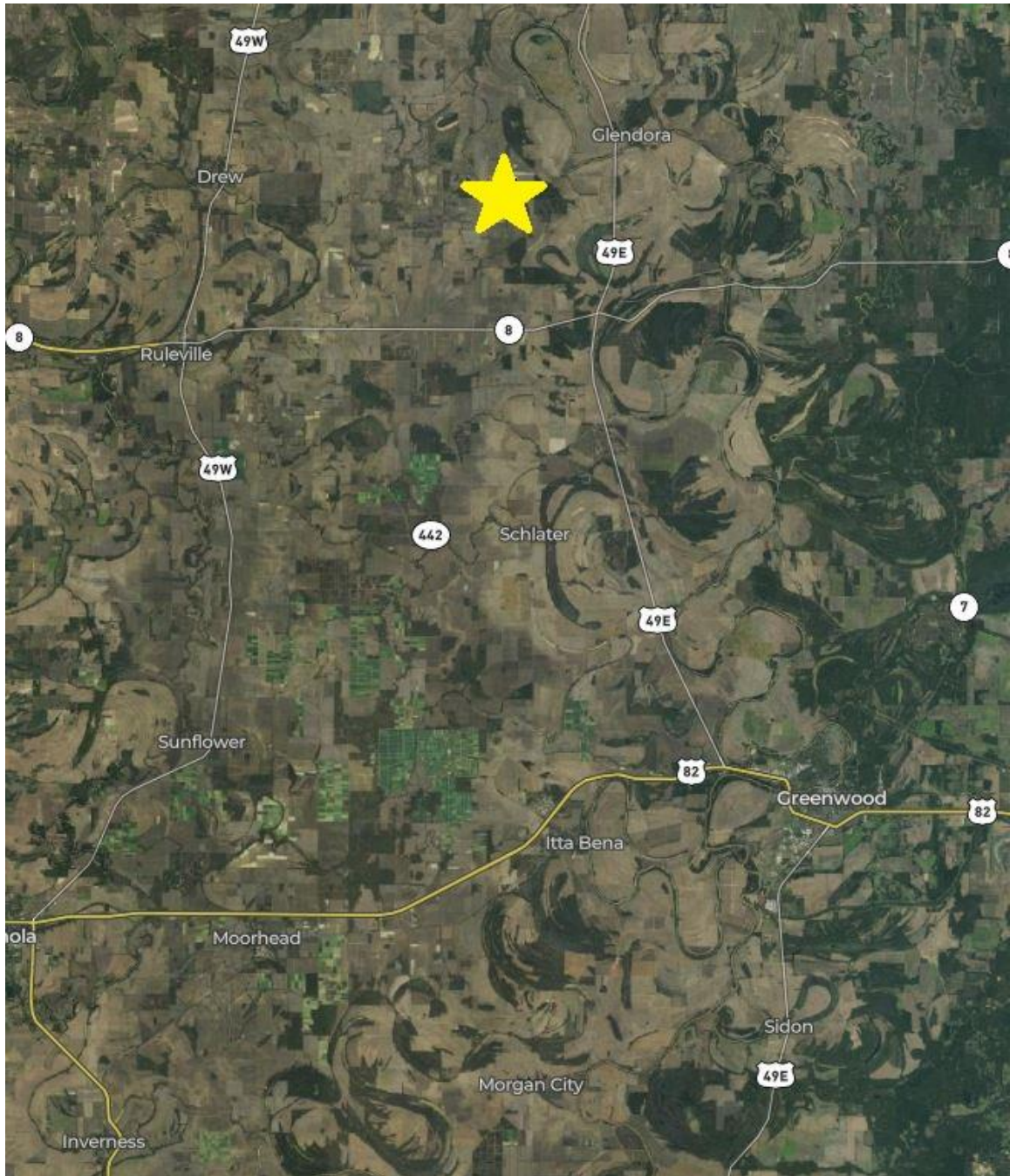
- Farm lease: \$18,750.00 – through 2021
- Hunting lease: \$10,000.00 – through 2024
- CRP: \$7,021.00 – through 2031 & 2033
- Carbon Credits: +/- \$1,000.00 annually

(Total Gross Annual: \$35,771.00)

Price: \$1,050,000.00

Contact: Jacob Sartain 662-836-6048 or jsartain@sartainsheritage.com

Location Map



Boundary Map

