

**456± Acres**  
**Bolivar County, MS**  
**\$6,700/Tillable Acre**



**SMALLTOWN**  
HUNTING PROPERTIES  
& REAL ESTATE<sup>SM</sup>

Office 662-846-1425

# Property Profile

## Mississippi Delta 456

### Location:

- Bolivar County, MS
- 16 Miles Southwest of Clarksdale
- Hwy 1 Between Gunnison and Rena Lara

### Coordinates:

- 34.0843, -90.8506

### Property Information:

- 456± Acres
- 445± Tillable Acres
- Pivot Irrigated by Two Pivots
- West Pivot Covers 123± Acres
- East Pivot Covers 214± Acres
- Some Pivot Corners Could Be Watered Down the Row
- Sharkey and Dowling Clay Soils

### Property Use:

- Agriculture
- Hunting
- Recreational
- Investment

### Tax Information: 2022 - \$2,831±

- Parcel #: 20-32-900-00-00100
- Parcel #: 20-31-900-00-00100
- Parcel #: 20-31-900-00-00600



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**HENRY MOSCO**

MANAGING BROKER

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henry@smalltownproperties.com

701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

Welcome to your new Mississippi Delta Farm situated between Gunnison and Rena Lara on Highway 1 in Bolivar County. This property consists of 456± acres divided into two tracts. The tracts are split by Highway 1, the East side of the highway consists of 174± acres and the tract on the West side consists of 282± acres. Sharkey and Dowling Clay soils make up the majority of the property. Two pivots are in place and cover approximately 332± acres. Some of the corners could be watered down the row with poly pipe. The power units are not included in the sale. Many improvements have been made recently to the drainage ditches to insure water does not stand in the bottoms. In 2023 this farm had an average soybean yield of 65± bushels to the acre.



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	284.5 4	62.37	0	47	4w
Dc	Dowling clay (sharkey)	150.8 1	33.06	0	38	5w
MR	Marsh	13.55	2.97	0	-	-
Sm	Sharkey-clack soils, 0 to 3 percent slopes (sharkey, crevasse)	4.06	0.89	0	40	3e
Dd	Dowling soils, overwash phases (sharkey)	1.78	0.39	0	41	5w
Ba	Beulah very fine sandy loam, 0 to 3 percent slopes	1.45	0.32	0	84	2s
TOTALS		456.1 9(*)	100%	-	42.66	4.33



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If hunting interests you, this property is situated in an ideal location. With its close proximity to the Mississippi River Levee and surrounding wooded acreage, killing a trophy whitetail shouldn't be a problem. There are also areas that could easily be setup for duck or dove hunting. A three bedroom one and a half bath home is on the property and needs updating, but could be used for farm labor or as a hunting camp. If you are in the market for prime agricultural land give Henry Mosco a call today!



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<b>Farm Land</b>	<b>Cropland</b>	<b>DCP Cropland</b>	<b>WBP</b>	<b>EWP</b>	<b>WRP</b>	<b>GRP</b>	<b>Sugarcane</b>
458.33	458.33	458.33	0.00	0.00	0.00	0.00	0.0
<b>State Conservation</b>	<b>Other Conservation</b>	<b>Effective DCP Cropland</b>	<b>Double Cropped</b>	<b>CRP</b>	<b>MPL</b>	<b>DCP Ag. Rel Activity</b>	<b>SOD</b>
0.00	0.00	445.45	47.53		0.00	0.00	0.00

**DCP Crop Data**

<b>Crop Name</b>	<b>Base Acres</b>	<b>CCC-505 CRP Reduction Acres</b>	<b>PLC Yield</b>
Wheat	66.38	0.00	54
Soybeans	191.59	0.00	42
Seed Cotton	147.32	0.00	1790
Unassigned Generic Base	36.83	0.00	0
Rice-Long Grain	46.53	0.00	4403
<b>TOTAL</b>	<b>488.65</b>	<b>0.00</b>	



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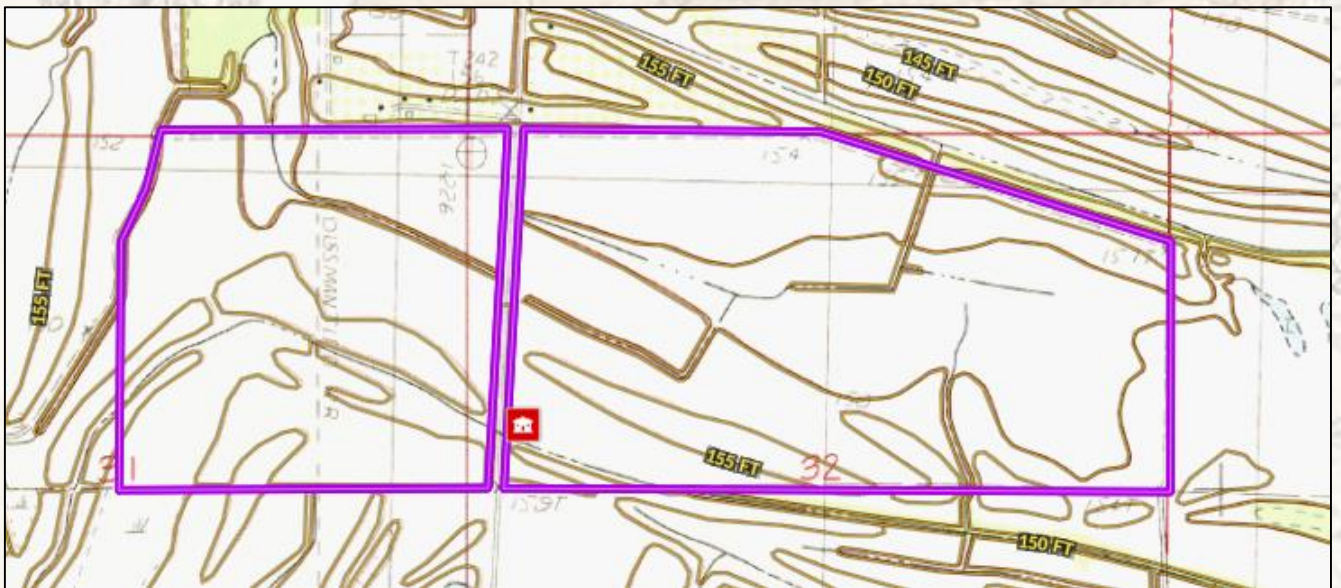
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[MapRight Link](#)



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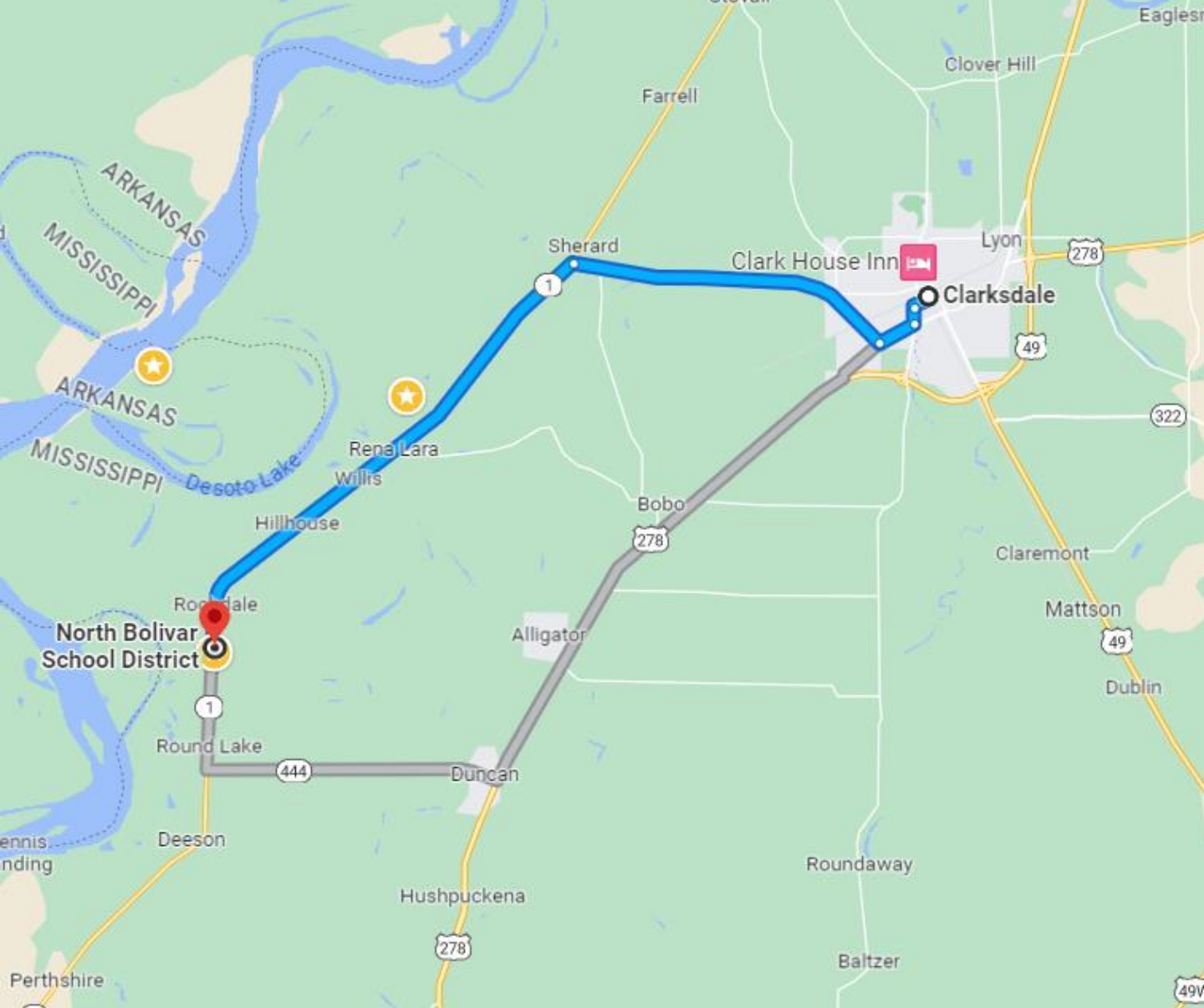
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## [Google Maps Directions](#)

Directions: From Clarksdale Take MS-322 W to MS-1 S, Turn Left onto MS-1 S and Travel 12.2 Miles. The property will be on both sides of the road.



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