

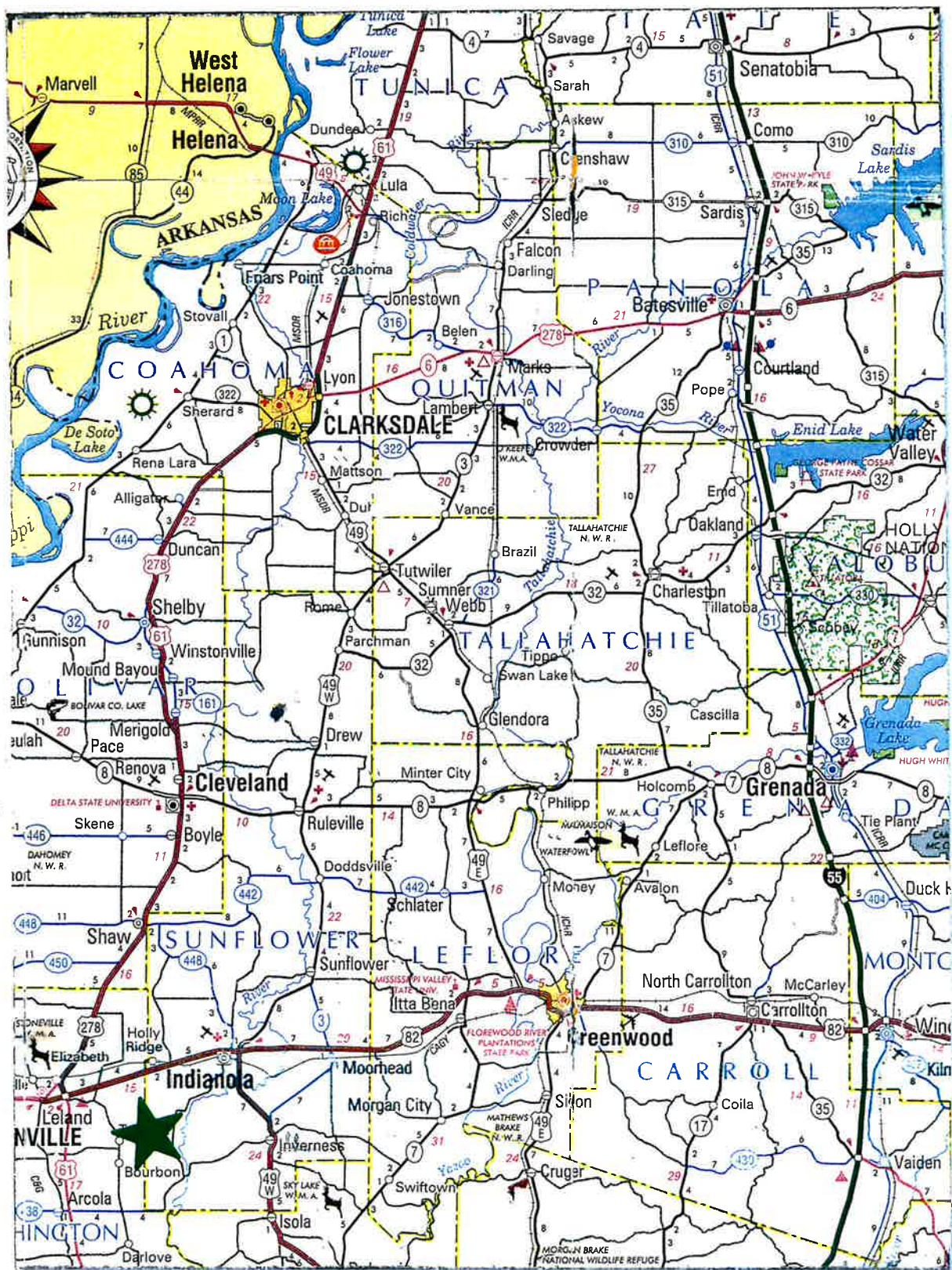


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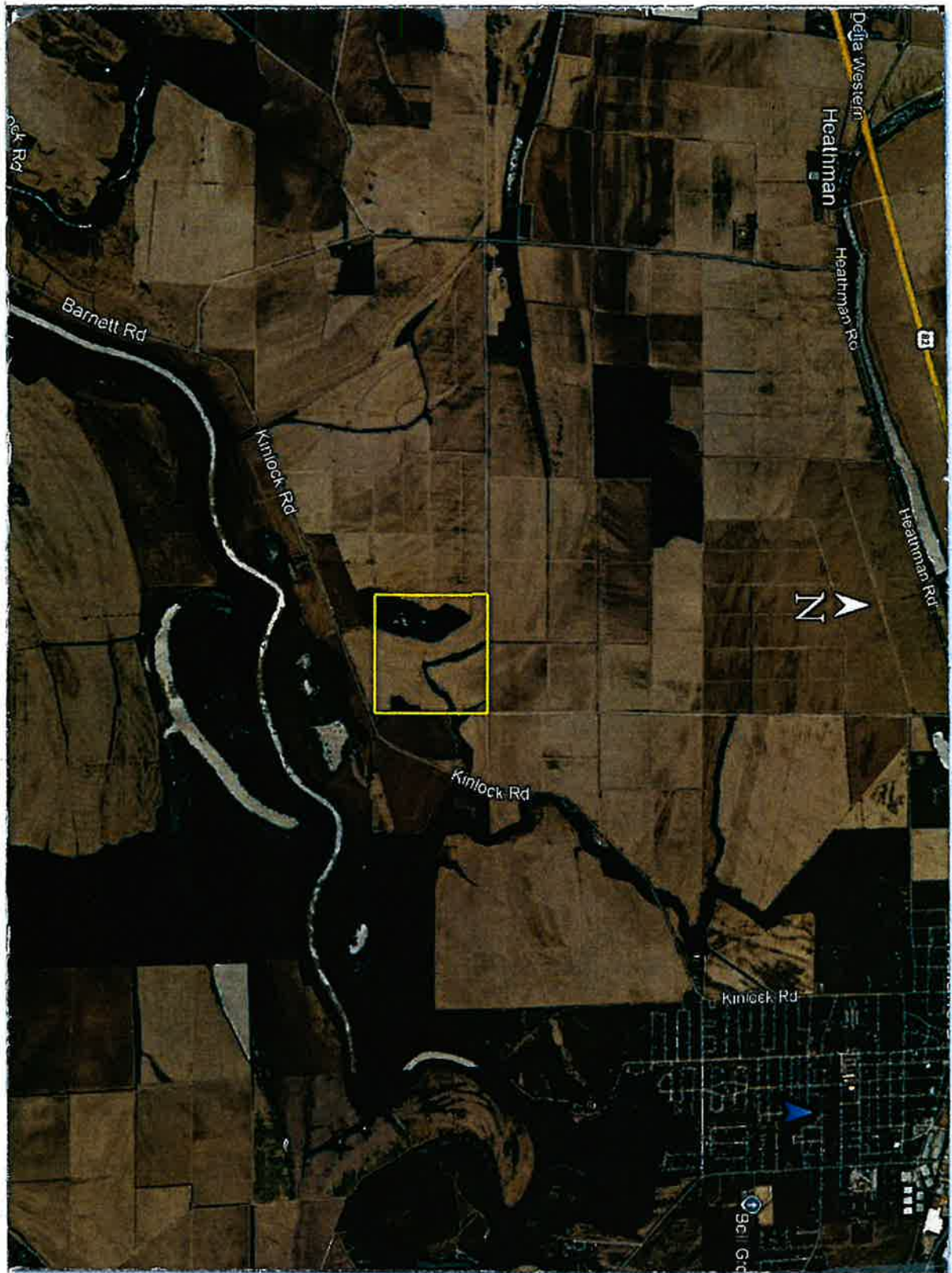
**Kinlock Road
Sunflower County, MS
160 ± acres**

PROPERTY:	Property consists of approximately 160 ± acres with 110.93 acres of cultivation. The cropland acres are furrow irrigated and landformed to water down the row. The balance of the property consist of woods and ditches.
LOCATION:	Property is located in Section 14, Township 18 North, Range 5 West in Sunflower County, MS, approximately 2 miles southwest of Indianola, MS on Kinlock Rd.
SOILS:	Soils consist of 26 % Dubbs and Dundee silt loam, 39% Forestdale silt loam and silty clay loam, 18 % Alligator clay and 17% Dowling clay. These soils are suitable for a variety of crops.
IMPROVEMENTS:	2 submersible irrigation wells, underground pipe, risers 110 cropland acres leveled to water down the row
2025 TAXES:	\$2236.66
OFFERING PRICE:	\$1,004,000

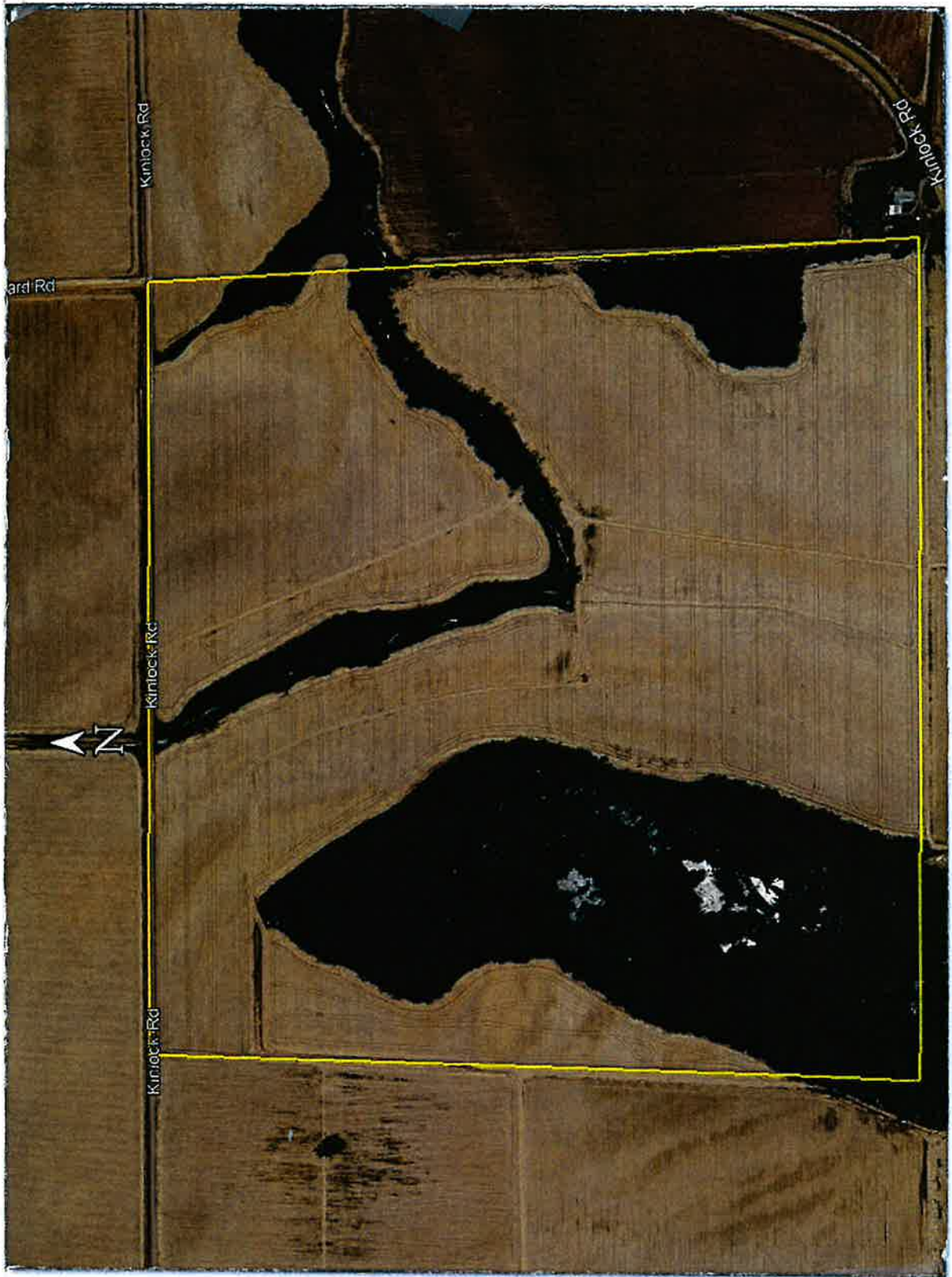
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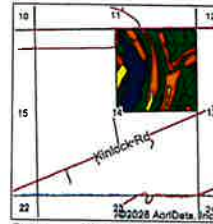
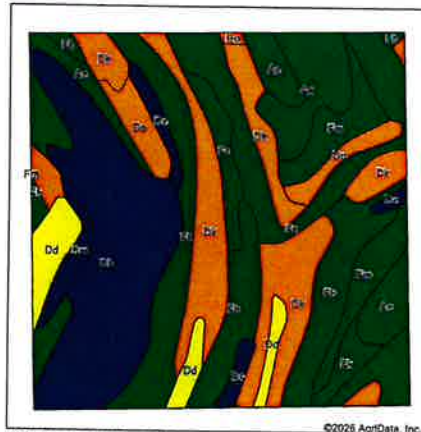


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Soils Map



State: Mississippi
County: Sunflower
Location: 14-18N-5W
Township: District 2
Acres: 160.13
Date: 5/11/2026



Soils data provided by USDA and NRCS.

Area Symbol: MS133, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class %	Common bermudagrass AUM	Com Bu	Colln Int Lbs	Improved bermudagrass AUM	Rice Bu	Rice Irrigated Bu	Soybeans Bu	Tall fescue AUM	Tall fescue Irrigated AUM	Warm season grasses AUM
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	33.53	20.9%		Ib	6.5	50	600			130	35	9		
Db	Dwelling clay (sharky)	31.05	19.4%		Vw	4.2									
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	28.95	18.1%		Ib	7.5	85	810	13.8			36	9		
Fn	Forestdale silt clay loam, 3 to 7 percent slopes	13.33	8.3%		Ib	6.5	50	600			130	35	9		
Ae	Alligator silt clay, 0 to 5.5 percent slopes	10.88	6.8%		Ib	6.5	50	600		9	7.5	130	35	9	45
Fm	Forestdale silt clay loam, 0.5 to 3 percent slopes	9.59	6.0%		Ib	6.5	50	600			130	35	9		
Ag	Alligator silt clay, 0.5 to 3 percent slopes	7.51	4.7%		Ib	6.5	550		9	6		30	9	45	
Dd	Dundee silt loam, 0 to 3 percent slopes	6.91	4.3%		Ib		90	850	12			40	10		7
Do	Dundee silt clay loam, 0 to 3 percent slopes	5.71	3.6%		Ib		85	750	9			40	9		
Dc	Dwelling soils, overwash phases (sharky)	3.81	2.4%		IVw	4.5						30			
Fc	Forestdale silt loam, 3 to 7 percent slopes	3.66	2.3%		Ib	6.5	50	600			130	35	9		
Dm	Dundee silt loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	2.82	1.8%		IVe		70	600	8			30	8.5		
Fk	Forestdale silt clay loam, 0 to 0.5 percent slopes	2.30	1.4%		Ib	6.5	50	600			120	35	9		
Weighted Average					3.13	5.8	43	820.8	4.5	0.8	59.3	28.3	7.1	6.2	0.3

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

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Abbreviated 156 Farm Record

Tract Land Data

Tract 6084 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
158.12	110.93	110.93	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	110.93	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	7.00	0.00	32
Grain Sorghum	4.10	0.00	49
Soybeans	15.60	0.00	44
Seed Cotton	66.08	0.00	1654
Unassigned Generic Base	16.52	0.00	0
TOTAL	109.30	0.00	

NOTES

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Tract Number : 6285

Description : C17, D18 S11,14 T19N R5W

FSA Physical Location : MISSISSIPPI/SUNFLOWER

ANSI Physical Location : MISSISSIPPI/SUNFLOWER

BIA Unit Range Number :

CRP Contract Number(s) : None

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : Wetland converted between December 23, 1985 and November 28, 1990

Owners : JAMES W OTTS JR, GLENDA T OTTS

Other Producers : None

Recon ID : 28-133-2008-2

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
216.76	188.53	188.53	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	188.53	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
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United States
Department of
Agriculture

Sunflower County, Mississippi



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM);
IU='NP' for Peanuts(RUN), IU='FH' for FAVs;
For Grass/Mixed Forage: IU='FG' if Hayland, 'GZ' if (P)astureland, 'LS' if Left Standing;
Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

2025 Program Year

Map Created November 15, 2024

Farm 5426

Tract 6084

Tract Cropland Total: 110.93 acres

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