



FOR SALE

Peter Rabbit Farm

1829 +/- acres
Bolivar, Coahoma & Sunflower Counties, Mississippi

G A Robinson Land Co. LLC and Madison Properties, Inc are the Exclusive Agents for the property described herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. Agents assume no liability as to errors, omissions or investment results.

BERT ROBINSON IV
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FOR APPOINTMENT PLEASE CONTACT

BERT ROBINSON IV

ROB STOCKETT

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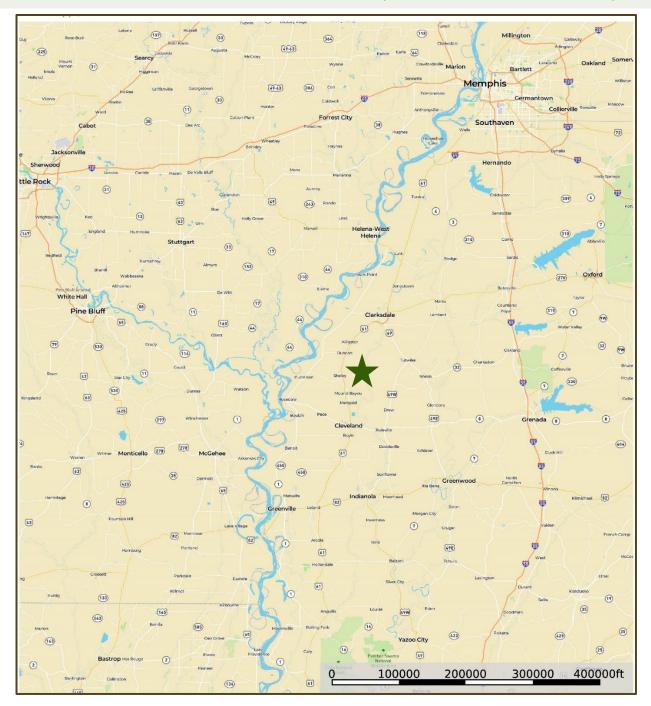
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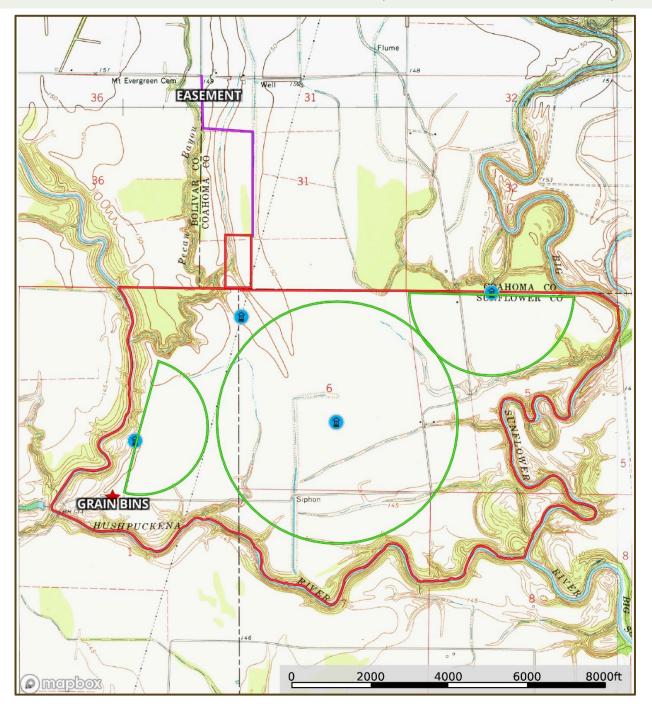
- 5 -			
THE PROPERTY:	Located in Bolivar, Coahoma & Sunflower Counties, Mississippi		
	One contiguous tract of highly productive farmland in the Mississippi Delta		
LOCATION:	Approximately 5.5 miles northeast of Shelby; 11 miles southwest of Tutwiler		
Access:	Hwy 61 to Burroughs Rd to dedicated and recorded easement		
FRONTAGE:	7+ miles on Huspuckena & Sunflower Rivers		
CROPLAND:	1,512 +/- acres (FSA) 1,104 +/- irrigated acres (1,001 pivot, 103 furrow irrigated)		
FARM LEASE:	1 year lease at \$200 per cultivated acre		
IMPROVEMENTS:	5 irrigation wells 3 center pivots: • East 2,100 ft • Center 3,025 ft • West 1,735 ft 7 grain bins (70,000 bushels total)		
FSA INFO:	Farm # 3060, Tracts 6924, 7495, 7496 & 7497		
LANDID LINK:	https://id.land/ranching/maps/6f9debf47f3bd02c007e4f3d877c1c 08/share		
GPS COORDINATES:	Lat 33.9875 Lon -90.6559		
ASKING PRICE:	\$9,450,000		
LISTING AGENTS:	Co-listed by G. A. Robinson Land Company LLC & Madison Properties, Inc.		
Showings:	Available by appointment only		



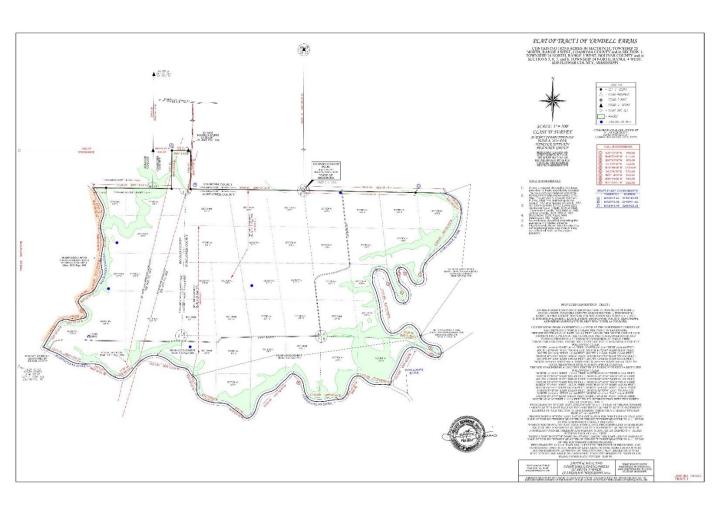
LOCATION MAP



AERIAL PHOTO



TOPO MAP



SURVEY

USDA DATA

MISSISSIPPI COAHOMA

Form: FSA-156EZ

USDA

United States Department of Agriculture Farm Service Agency

FARM: 3060

Prepared: 3/21/23 1:21 PM CST

Crop Year: 2023

Abbreviated 156 Farm Record

Operator Name : TALLEY PLANTING CO

 CRP Contract Number(s)
 : None

 Recon ID
 : None

 Transferred From
 : None

 ARCPLC G/I/F Eligibility
 : Eligible

See Page 8 for non-discriminatory Statements.

	Farm Land Data								
Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
3,427.29	3,126.60	3,126.60	0.00	0.00	0.00	0.00	0.0	Active	9
State Conservatio n	Other Conservatio n	Effective DCF	P Cropland	Double	Cropped	CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	3,126.) 19		2.60	0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, OATS, SORGH, SUP, RICE-LGR

Crop	

23. 5.66 24.11					
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP	
Wheat	346.10	0.00	46		
Oats	6.90	0.00	51		
Grain Sorghum	198.80	0.00	62		
Soybeans	1,151.40	0.00	37	66	
Seed Cotton 1,004.20		0.00	2458		
Rice-Long Grain	517.80	0.00	7775		

TOTAL 3,225.20 0.00

NOTES

Tract Number : 6924

Description : J-20,S6,7,8, T24N R4W ROUNDAWAY PETER RABBIT

FSA Physical Location : MISSISSIPPI/SUNFLOWER
ANSI Physical Location : MISSISSIPPI/SUNFLOWER

BIA Unit Range Number :

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

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : GOOSE POND AG INC

Other Producers : None Recon ID : None

MISSISSIPPI COAHOMA

USDA United States Department of Agriculture Farm Service Agency

Abbreviated 156 Farm Record

Form: FSA-156EZ

FARM: 3060 Prepared: 3/21/2

Prepared: 3/21/23 1:21 PM CST

Crop Year: 2023

Tract Land Data

Tract 6924 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
440.14	351.59	351.59	0.00	0.00	0.00	0.00	0.0
State Conservatio n	Other Conservatio n	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	351.59	21.50	0.00	0.00	0.00	0.00

Cron	

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	112.10	0.00	46
Grain Sorghum	0.60	0.00	62
Soybeans	109.40	0.00	37
Rice-Long Grain	135.40	0.00	7775

TOTAL 357.50 0.00

NOTES

Tract Number : 7495

Description : I-19,20, S 6 & 7 T 24N R 4W SHELBY PETER RABBIT

FSA Physical Location : MISSISSIPPI/BOLIVAR

ANSI Physical Location : MISSISSIPPI/BOLIVAR

BIA Unit Range Number :

HEL Status

: NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations : None

Owners : GOOSE POND AG INC

Other Producers : None Recon ID : None

Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
716.85	619.21	619.21	0.00	0.00	0.00	0.00	0.0
State Conservatio n	Other Conservatio n	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	619.21	26.20	0.00	0.00	0.00	0.00

	DCP CF	ор рата	
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	209.30	0.00	46

MISSISSIPPI COAHOMA

United States Department of Agriculture Farm Service Agency

Form: FSA-156EZ

Abbreviated 156 Farm Record

FARM: 3060

Prepared: 3/21/23 1:21 PM CST

Crop Year: 2023

Tract 7495 Continued ...

Grain Sorghum	1.00	0.00	62
Soybeans	178.70	0.00	37
Rice-Long Grain	256.40	0.00	7775

TOTAL 0.00 645.40

NOTES

: 7496 **Tract Number**

Description : J-20 PETER RABBIT FSA Physical Location MISSISSIPPI/SUNFLOWER **ANSI Physical Location** MISSISSIPPI/SUNFLOWER

BIA Unit Range Number

HEL Status : HEL determinations not completed for all fields on the tract

: Tract does not contain a wetland **Wetland Status**

WL Violations

Owners : GOOSE POND AG INC

Other Producers : None Recon ID : None

	Tract Land Data							
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	
358.63	357.79	357.79	0.00	0.00	0.00	0.00	0.0	
State Conservatio n	Other Conservatio n	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD	
0.00	0.00	357.79	29.30	0.00	0.00	0.00	0.00	

DCP Crop Data											
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield								
Grain Sorghum	1.60	0.00	62								
Soybeans	285.70	0.00	37								
Rice-Long Grain	82.40	0.00	7775								

TOTAL 369.70 0.00

NOTES

MISSISSIPPI COAHOMA

United States Department of Agriculture Farm Service Agency

Form: FSA-156EZ

Prepared: 3/21/23 1:21 PM CST

Crop Year: 2023

FARM: 3060

Abbreviated 156 Farm Record

Tract Number : 7497

Description : J-20 PETER RABBIT **FSA Physical Location** : MISSISSIPPI/SUNFLOWER **ANSI Physical Location** MISSISSIPPI/SUNFLOWER

BIA Unit Range Number

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

Wetland Status Tract does not contain a wetland

WL Violations : None

Owners : GOOSE POND AG INC

Other Producers : None Recon ID : None

	Tract Land Data													
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane							
296.95	184.21	184.21	0.00	0.00	0.00	0.00	0.0							
State Conservatio n	Other Conservatio n	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD							
0.00	0.00	184.21	15.50	0.00	0.00	0.00	0.00							

DCP Crop Data											
Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield								
Grain Sorghum	0.80	0.00	62								
Soybeans	150.40	0.00	37								
Rice-Long Grain	43.60	0.00	7775								

TOTAL 194.80 0.00

NOTES



Printed Date: June 30, 2022

Photography Date: 2021

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' of (P)astureland, 'LS' if Left Standing, Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

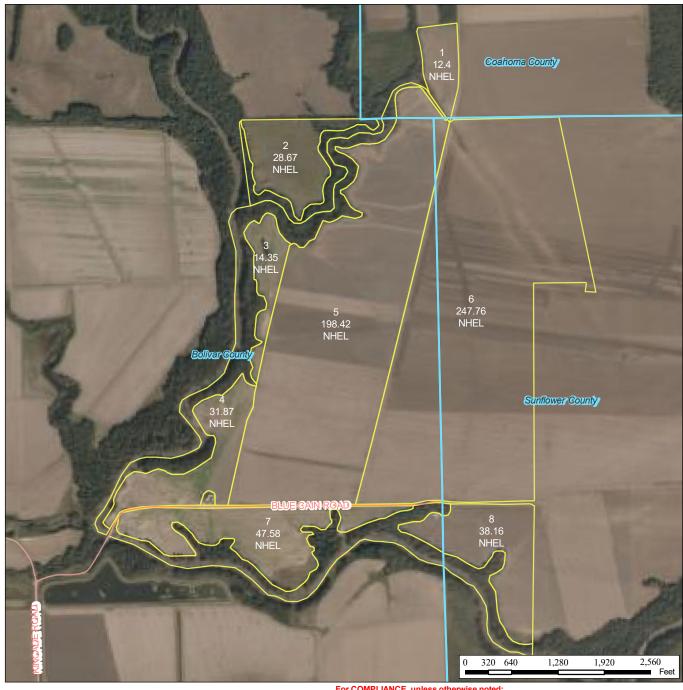
Wetland Determination Identifiers
!(Restricted use

Limited Restrictions

 Exempt from Conservation Compliance Provisions

Notice: For acreage reporting purposes, a map notated with mandatory producer-supplied crop information is required to be provided by the final reporting date. Specific FSA programs require all cropland on all farms to be reported. Electronic data sharing of ACRSI-approved crops and common data elements with AIPs began in 2016 and happens automatically for producers when a crop insurance policy is in force. Producers must still visit FSA and insurance agents to verify and sign acreage reporting documents by the final reporting date.

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.



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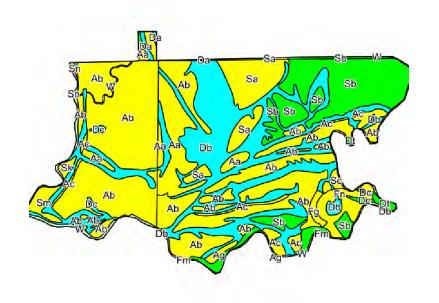
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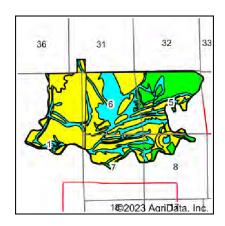
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State: Mississippi
County: Sunflower
Location: 6-24N-4W
Township: District 5
Acres: 1829.13
Date: 10/31/2023

Maps Provided By:

SUPELY

SUPELY

O AgriData, Inc. 2023

WWW. AgriDataloc.com



@2023 AddiData Inc

Soils data provided by USDA and NRCS.

Area Symbol: MS011, Soil Area Version: 19 Area Symbol: MS027, Soil Area Version: 20 Area Symbol: MS133,

Soil A	rea Version: 1	9								_						
Code	Soil Description	Acres	Percent of field	NonIrr Class Legend	Non Irr Class *c	Common bermudagrass AUM	Corn Bu	Cotton lint Lbs	Improved bermudagrass AUM	Rice Irrigated Bu	Rice Bu	Soybeans Bu	Tall fescue AUM	Tall fescue Irrigated AUM	Wheat Bu	Wh Irrig Bu
Db	Dowling clay (sharkey)	413.24	22.6%		Vw	4.2										
Ab	Alligator clay, 0.5 to 3 percen t slopes	380.17	20.8%		IIIe	6.5		550	g		6	30	9	45	47	
Ab	Alligator clay, 0.5 to 3 percen t slopes	300.35	16.4%		Ille	6.5		550	g		6	30	9	45	47	
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	265.35	14.5%		IVw	6.5		612.5	10			36.2	9		46.5	
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	101.53	5.6%		IIIw	6.5		650	10	130		40	9		45	
Aa	Alligator clay, 0 to 0.5 percent slopes	93.68	5.1%		IIIw	6.5		600	g	130	7.5	35	9	45	45	
Dc	Dowling clay (sharkey)	64.62	3.5%		Vw	4.2										

				 											_
Fn	Forestdale silty clay loam, 3 to 7 percent slopes	40.97	2.2%	IIIw	6.5	50	600		130		35	9		40	
Ac	Alligator clay, 3 to 7 percent slopes	25.87	1.4%	Ille	6.5		550	9		6	30	9	45	47	
W	Water	22.51	1.2%												
W	Water	20.30	1.1%												
Sm	Sharkey clack soils, 0 to 3 percent slopes (sharkey, crevasse)	18.46	1.0%	Ille	6.5		600	10			35	9		47	
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	8.13	0.4%	IIIw	6.5	50	600		130		35	9		40	
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	8.02	0.4%	IVw	6.5		612.5	10			36.2	9		46.5	
Aa	Alligator clay, 0 to 0.5 percent slopes	7.28	0.4%	IIIw	6.5		600	9	130	7.5	35	9	45	45	
Ab	Alligator clay, 0.5 to 3 percen t slopes	7.28	0.4%	Ille	6.5		550	9		6	30	9	45	47	
Ag	Alligator silty clay, 0.5 to 3 percent slopes	6.96	0.4%	llle	6.5		550	9		6	30	9	45	47	
Dt	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	6.77	0.4%	IVe		70	600	8			30	8.5			
Sk	Sharkey very fine sandy loam, 0 to 3 percent slopes, overwash phase	6.14	0.3%	llle	6.5		600	10			35	9		47	
Da	Dowling clay (sharkey)	5.86	0.3%	Vw	4.2										
Ac	Alligator clay, 3 to 7 percent slopes	5.66	0.3%	Ille	6.5		550	9		6	30	9	45	47	
Sc	Sharkey clay, 3 to 7 percent slopes, moderately eroded, rarely flooded	5.07	0.3%	Ille	6.5		600	10			35	9		47	
Dc	Dowling soils, overwash phases (sharkey)	3.90	0.2%	IVw	4.5						30			45	
Aa	Alligator clay, 0 to 0.5 percent slopes	3.39	0.2%	IIIw	6.5		600	9	130	7.5	35	9	45	45	

Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	3.34	0.2%	IIIw	6.5		650	10	130		40	9		45	
Sd	Sharkey clay, 7 to 10 percent slopes	2.48	0.1%	Ille	6.5		600	10			35	9		47	
Sn	Sharkey clack soils, 3 to 7 percent slopes (sharkey, crevasse)	1.49	0.1%	Ille	6.5		600	10			35	9		47	
W	Water	0.31	0.0%												
			Weigl Avera	*	5.7	1.6	410.8	6.4	18.4	2.8	23.4	6.4	20.4	32.8	

^{*}c: Using Capabilities Class Dominant Condition Aggregation Method
*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.
Soils data provided by USDA and NRCS.

AGENCY INFORMATION & DISCLAIMER

PETER RABBIT FARM

1829 +/- acres

Bolivar, Coahoma & Sunflower Counties, Mississippi

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