



## Prairie Plantation 625 +/- acres Coahoma County, Mississippi

**TOTAL SIZE** 661.52 +/- tax acres, 625 +/- total acres, 603.67 +/- FSA cropland acres, 576.19 +/- irrigated acres, 21 +/- acres trees and ditches, 36 +/- tax acres excluded

**LOCATION** The farm is located along and between Mississippi State Highway 1 and Stovall Road, 7 miles northwest of Clarksdale, Mississippi. The farm is easily accessible by Stovall Road, McWilliams Road and Mississippi State Highway 1.

**DESCRIPTION** Decades of high yielding crop production have made this historic farm (a portion of Stovall Farms under separate ownership) well known throughout the region. This is a highly desirable irrigated property with very productive soils, which have been planted in high yielding corn, cotton and soybeans in recent years. This 625 +/- acre tract contains 603.67 +/- cropland acres, of which approximately 94 percent is irrigated and 44 percent has been partially leveled for drainage and furrow irrigation.

**SOILS** Class I and Class II Bosket, Dubbs, and Dundee sandy loam and silt loam, suitable for high yielding corn, cotton and soybean production, make up approximately 66 percent of the cropland. Class III Forestdale and Tunica silty clay loam and silty clay, suitable for corn, cotton and soybean production make up approximately 10 percent of the cropland, with the balance consisting of Class IV Sharkey clay suitable for rice and soybean production.

**IMPROVEMENTS**

- 2 – Turbine wells with gearheads and pumps
- 1 – Submersible pump
- 1 – 2,640 +/- ft. Valley half circle pivot

**FSA DATA  
FARM #5000**

CROP	BASE ACRES	PLC YIELD
Wheat	31.72	64
Corn	16.79	149
Sunflowers	.45	776
Soybeans	40.86	43
Cotton	374.48	2398
Unassigned Generic	93.62	

**PROPERTY TAXES (2024)** Coahoma County - \$12,567.60 on 661.52 tax acres  
Approximately \$19.01 per acre

**SHOWING** By appointment only.

**MANAGEMENT** Professional management available.

**FOR  
SALE**

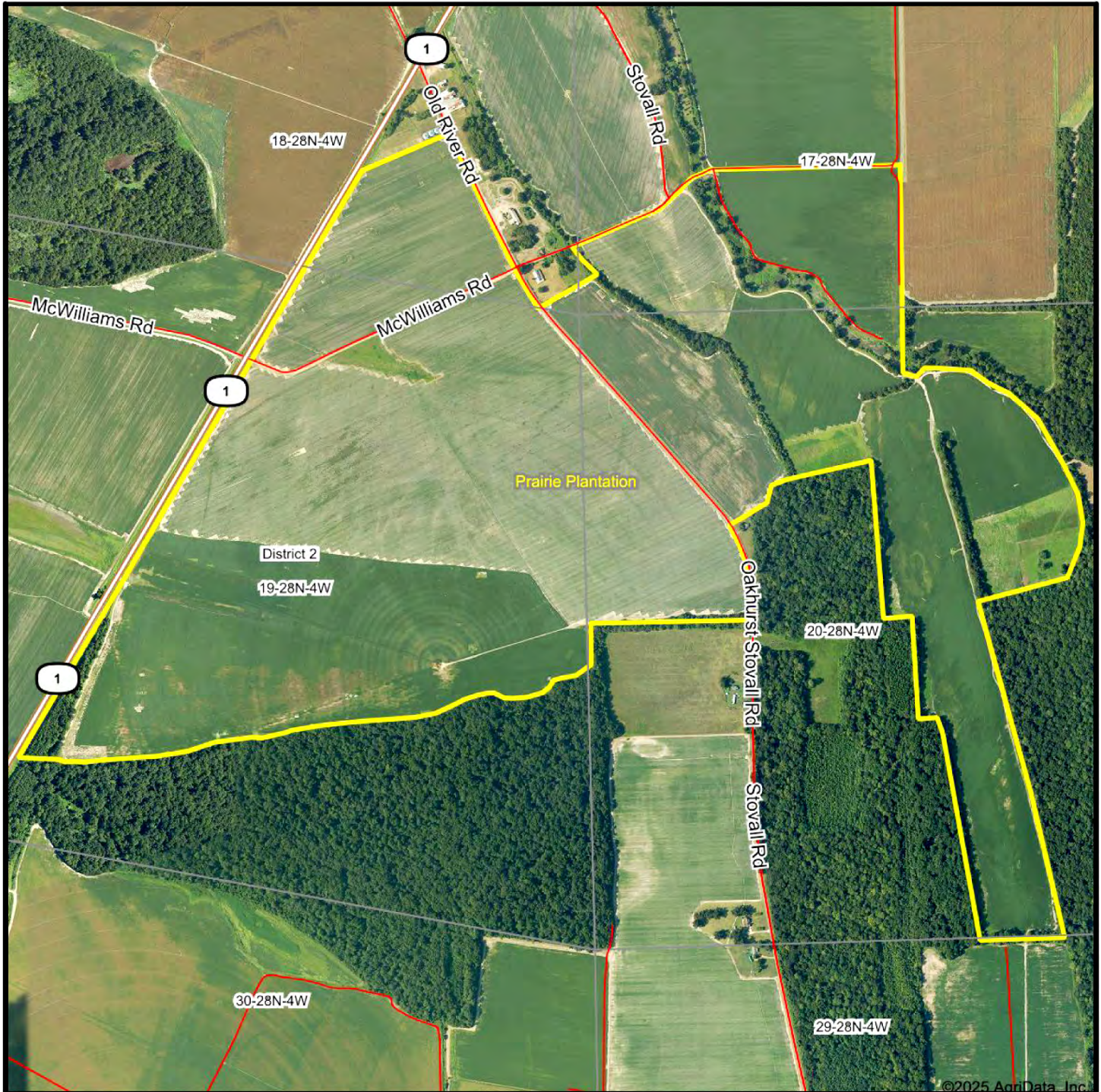
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# Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

## Aerial Map



17, 19, 20-28N-4W  
Coahoma County  
Mississippi

Maps Provided By:



**surety**  
CUSTOMIZED ONLINE MAPPING

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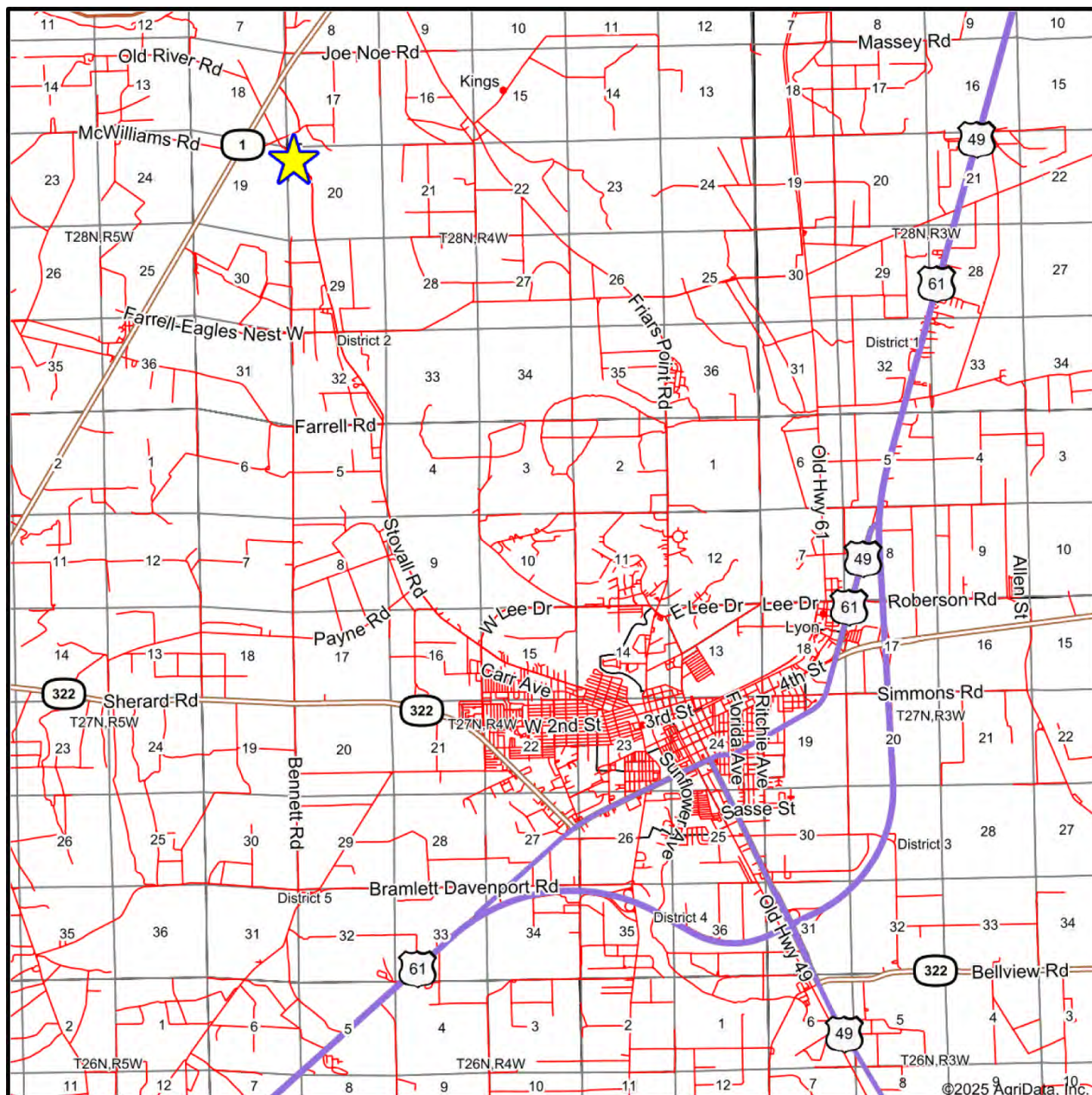


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# Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

## Location Map



Map Center: 34.227540, -90.592739

Maps Provided By:



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CUSTOMIZED ONLINE MAPPING  
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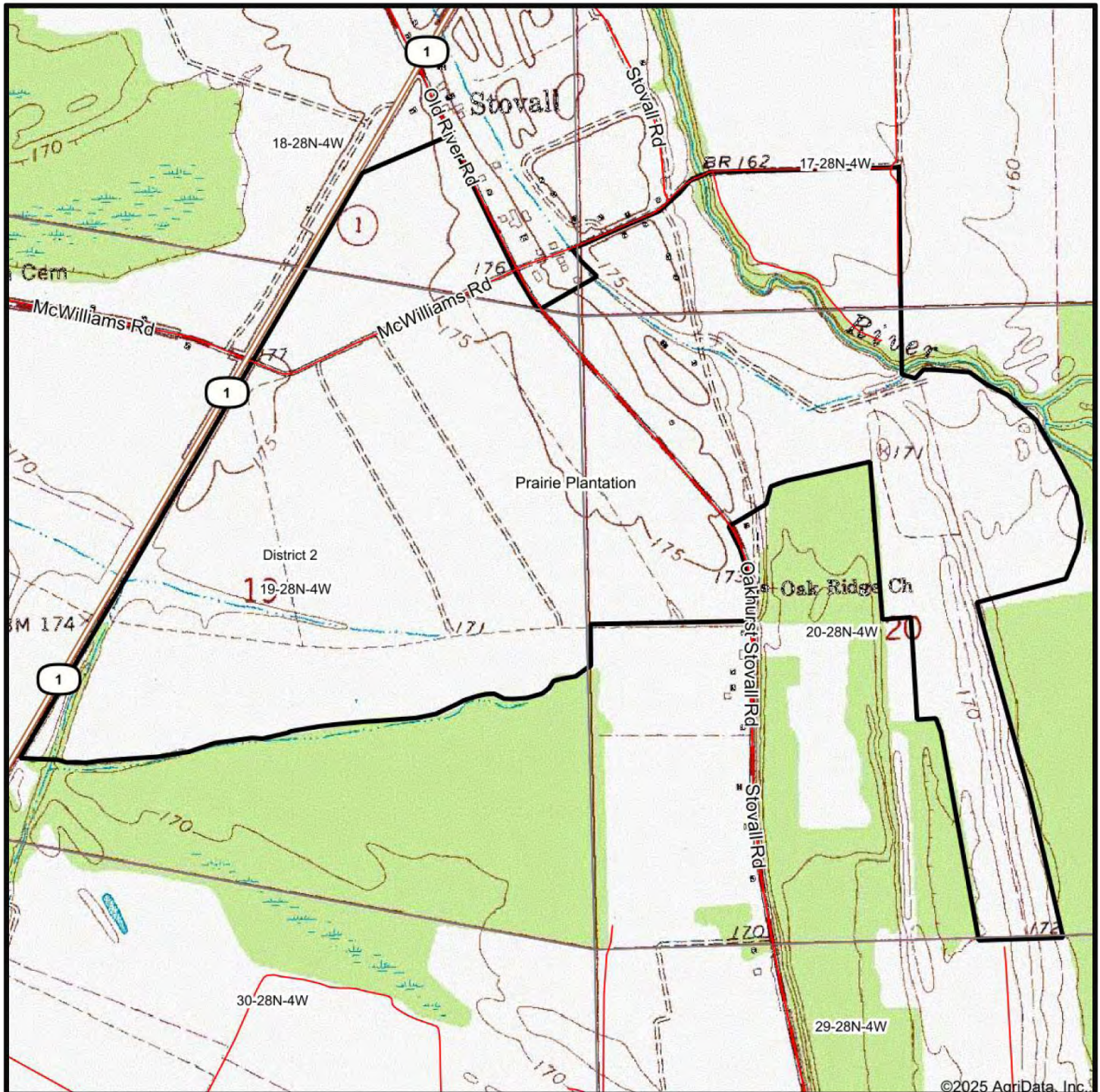


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# Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

## Topography Map



Map Center: 34.286585, -90.641913

17, 19, 20-28N-4W  
Coahoma County  
Mississippi

Maps Provided By:  
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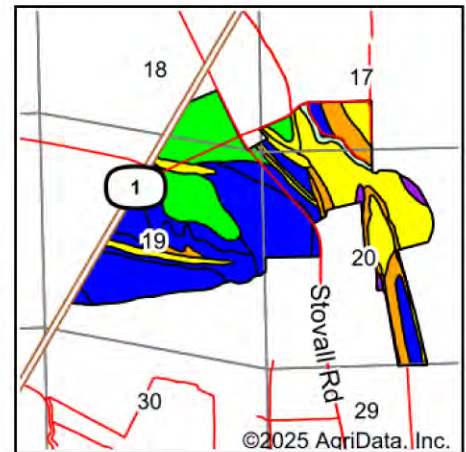
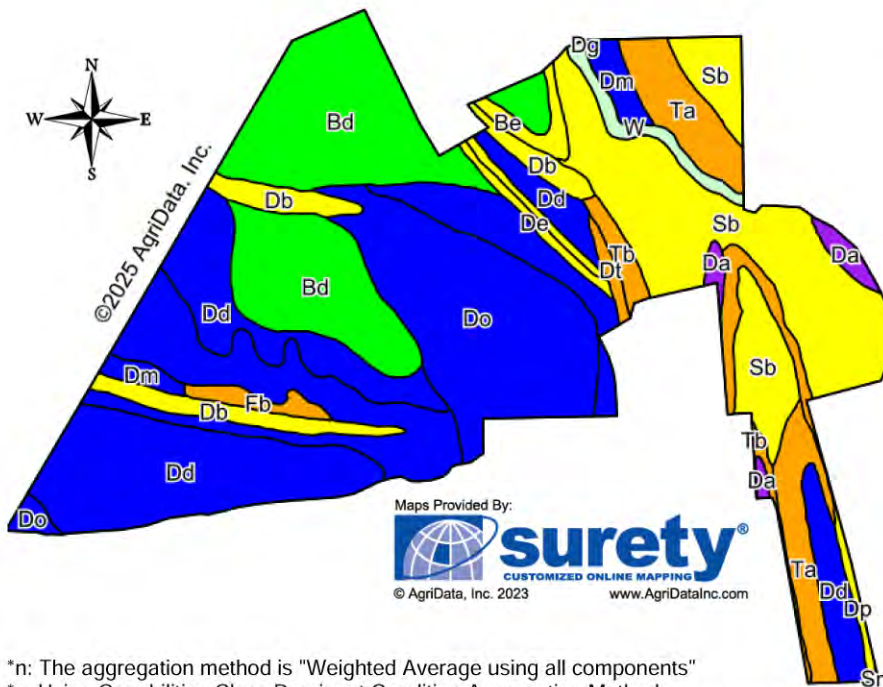


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# Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

## Soils Map (See Legend on Next Page)



State: **Mississippi**  
County: **Coahoma**  
Location: **19-28N-4W**  
Township: **District 2**  
Acres: **625**  
Date: **7/10/2025**

\*n: The aggregation method is "Weighted Average using all components"

\*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.



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# Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

Area Symbol: MS027, Soil Area Version: 21														
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	141.12	22.6%		Ile	90	850		40	89	50	57	42	88
Bd	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	109.87	17.6%		Iw	90	850		40	84	64	67	57	84
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	107.98	17.3%		IVw		612.5		36.2	50	20	49	30	32
Do	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	86.30	13.8%		Ile	85	810		36	85	62	61	57	84
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	50.82	8.1%		Ile	85	810		36	84	56	64	57	84
Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	37.72	6.0%		IIIw		625		35	55	55	51	52	50
Db	Dowling soils (sharkey)	28.73	4.6%		IVw				30	52	48	44	46	52
Tb	Tunica silty clay, 3 to 7 percent slopes	17.46	2.8%		IIIe		575		35	71	66	59	52	71
Dm	Dundee silty clay loam, 0.5 to 3 percent slopes	10.06	1.6%		IIw	85	750		40	85	64	66	67	85
W	Water	7.26	1.2%											
Da	Dowling clay (sharkey)	6.56	1.0%		Vw					40	4	40	1	12
Be	Teksob very fine sandy loam, 3 to 7 percent slopes, moderately eroded	5.86	0.9%		IVe	80	750		30	56	35	38	30	56
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	5.16	0.8%		IIIw	50	600	130	35	64	61	63	55	64
De	Dubbs very fine sandy loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	4.15	0.7%		IVe	80	750		30	84	50	52	42	84
Dp	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	2.97	0.5%		IVe	70	600		30	84	71	62	62	84
Dt	Dundee-clack soils, 7 to 10 percent slopes (dundee, bruno)	2.92	0.5%		IIIe	70	600		30	68	51	51	48	68
Sm	Sharkey-clack soils, 0 to 3 percent slopes (sharkey, bruno)	0.06	0.0%		IVw				30	44	42	41	38	43
Weighted Average					*-	58.5	713.3	1.1	36.4	*n 73.9	*n 49.3	*n 56.7	*n 46.5	*n 69.8





## Prairie Plantation (625 +/- ac.) Coahoma County, Mississippi

### Property Photos



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