



Rosedale Farm 1,920 +/- ac. Bolivar County, Mississippi

TOTAL SIZE 1,920.2 +/- tax ac., 1,808.9 +/- FSA cropland ac., 19.5 +/- WRP ac., and 91 +/- ac. slough, trees and ditches, and 1,669.3 +/- leveled irrigated ac.

LOCATION Located off Mississippi State Hwy 1 at Rosedale, 19.5 miles northwest of Cleveland, Miss., in three parcels. The farm is easily accessible by Terrene Landing Rd. and Gibson Swamp Rd.

DESCRIPTION This is a highly desirable leveled and irrigated farm with very productive soils. While recently planted in soybeans and corn, the farm can produce excellent yields of diverse crops. This 1,920.2 +/- acre farm contains 1,808.9 +/- cropland acres, of which approximately 92 percent is leveled and irrigated.

Class III and Class IV silty clay and silty clay loam soils, suitable for high yielding rice and soybean production, make up approximately 56 percent of the cropland, with the balance consisting of silty loam, silty clay loam and silty clay soils, suitable for corn, cotton, rice and soybean production.

FSA DATA	CROP	ACRES	YIELD
FARM 1989	Wheat	506.32	51
	Barley	9.7	42
	Grain Sorghum	1.2	41
	Soybean	945.35	48
		11.84	6981

SOILS Cropland soil types are Silty clay and silty clay, Commercial and Dundee silt loams and silty loams, Dundee and Sharkey silt loams and Sharkey clay.

IMPROVEMENTS Electric farm line pumps
12 - Turbine well with gearheads and pumps
Grain bin with 270,000-bushel capacity
16 x 75 enclosed shop with 25 x 60 overhang

PROPERTY TAXES (2024) \$14.88 on 1920.2 tax acres
Approximately \$14.89 per acre

SHOWING By appointment only.

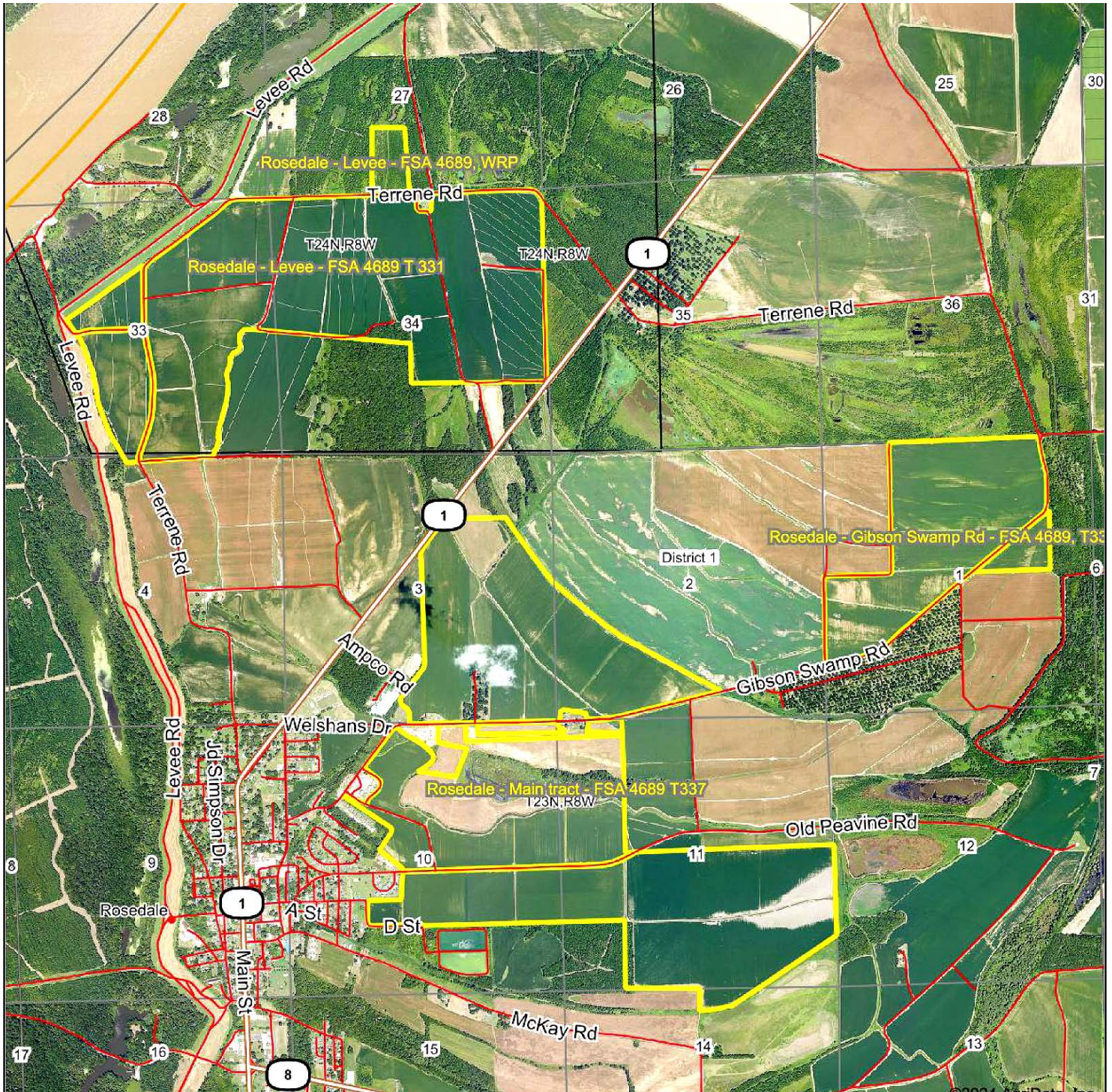
MANAGEMENT Professional management available.

**FOR
SALE**

CONTACT: Murry McClintock, Broker, McClintock Land Company
Office: 662-363-1801 Cell: 662-363-6024 Fax: 662-363-1800
E-mail: murry@mcclintockland.com
Address: PO Box 115, Tunica, MS 38676

Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Rosedale Farm Aerial Map



1 & 11- 23N-8W
23 & 27 - 24N-8W
Bolivar County
Mississippi

Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2018

www.AgrIDataInc.com



www.mcclintockland.com

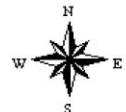
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Gibson Swamp Road Aerial Map



1-23N-8W
Bolivar County
Mississippi

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgrIDataInc.com



www.mcclintockland.com

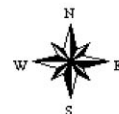
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Main Tract Aerial Map



11-23N-8W
Bolivar County
Mississippi

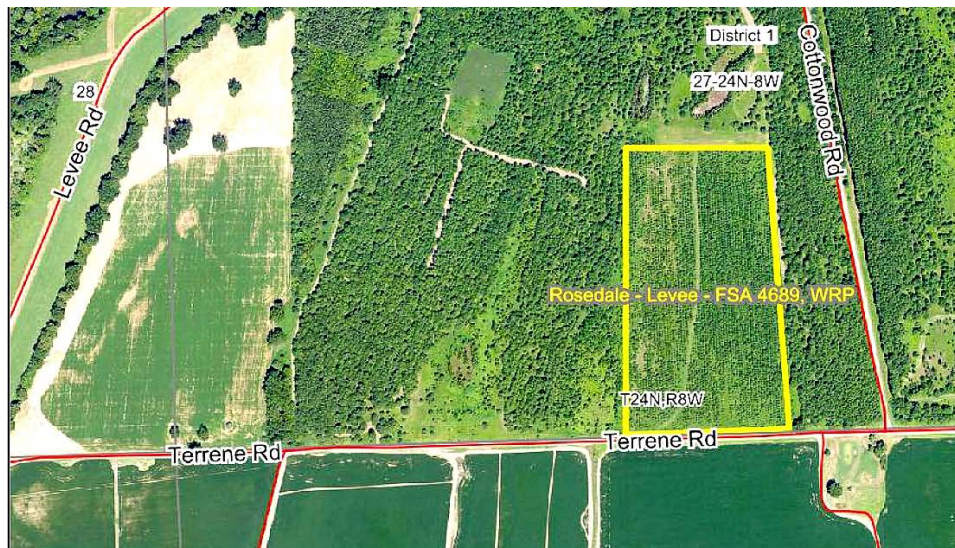
Maps Provided By:



www.mcclintockland.com

Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Terrene Landing & WRP Aerial Maps



37-24N-8W
Bolivar County
Mississippi



34-24N-8W
Bolivar County
Mississippi

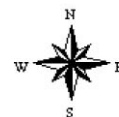
Maps Provided By:



surety
CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2018

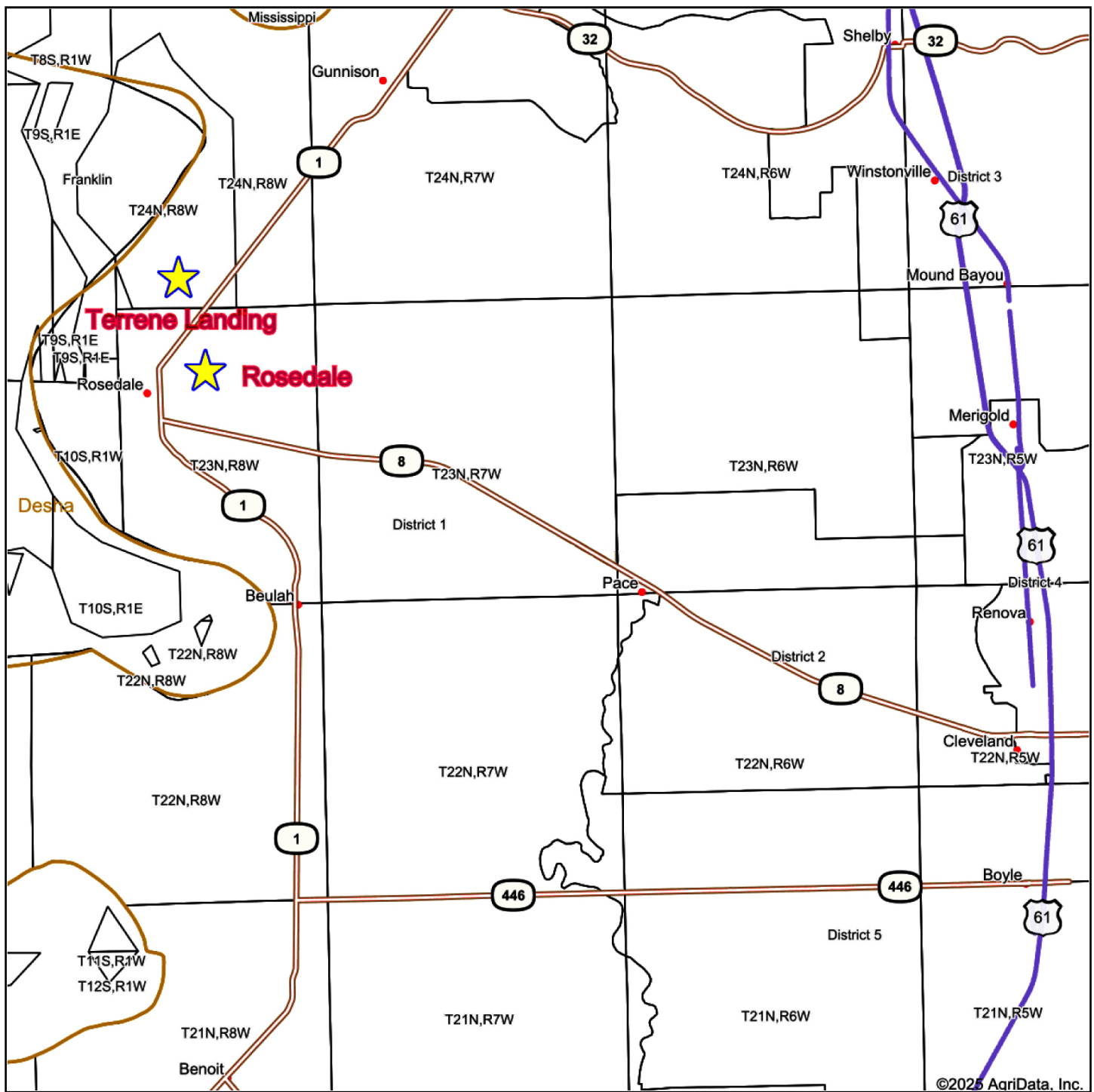
www.AgriDataInc.com



www.mcclintockland.com

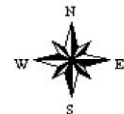
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Location Map



Map Center: 33.805096, -90.891678

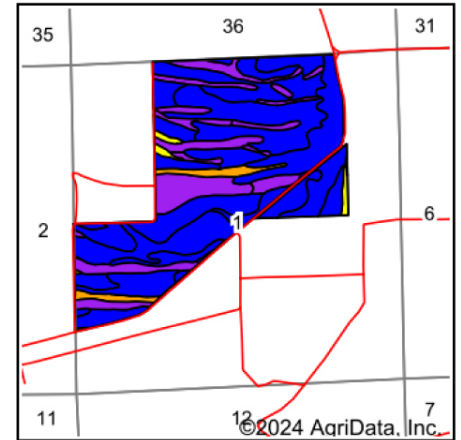
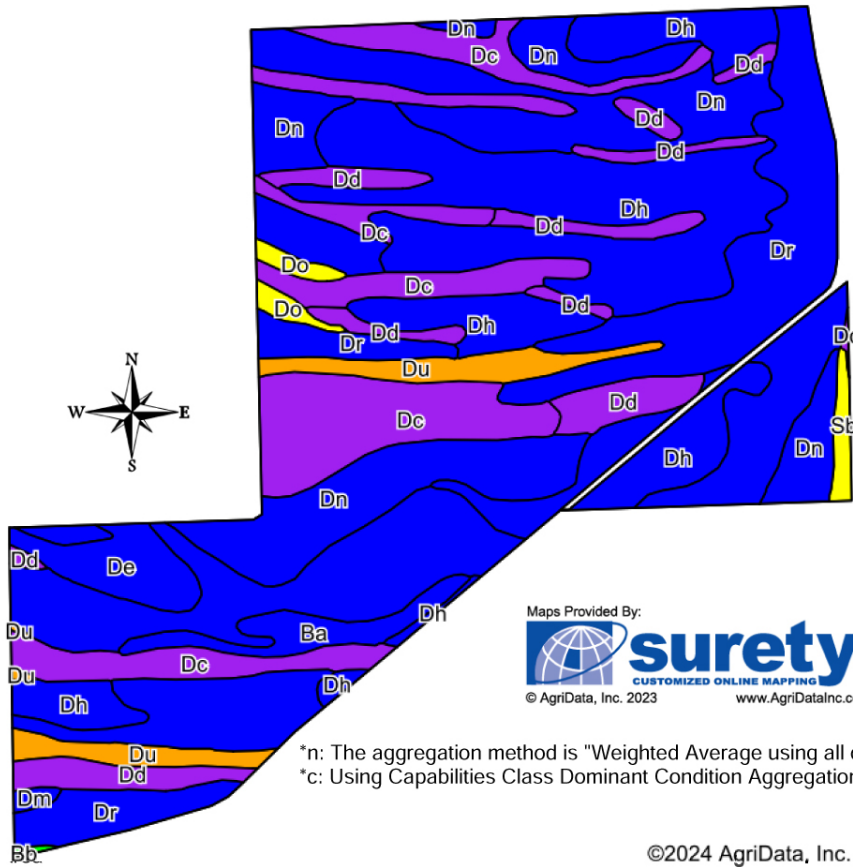
Maps Provided By:



www.mcclintockland.com

Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Soils Map Gibson Swamp Road



State: **Mississippi**
County: **Bolivar**
Location: **1-23N-8W**
Township: **District 1**
Acres: **250.39**
Date: **6/25/2024**

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

©2024 AgriData, Inc.

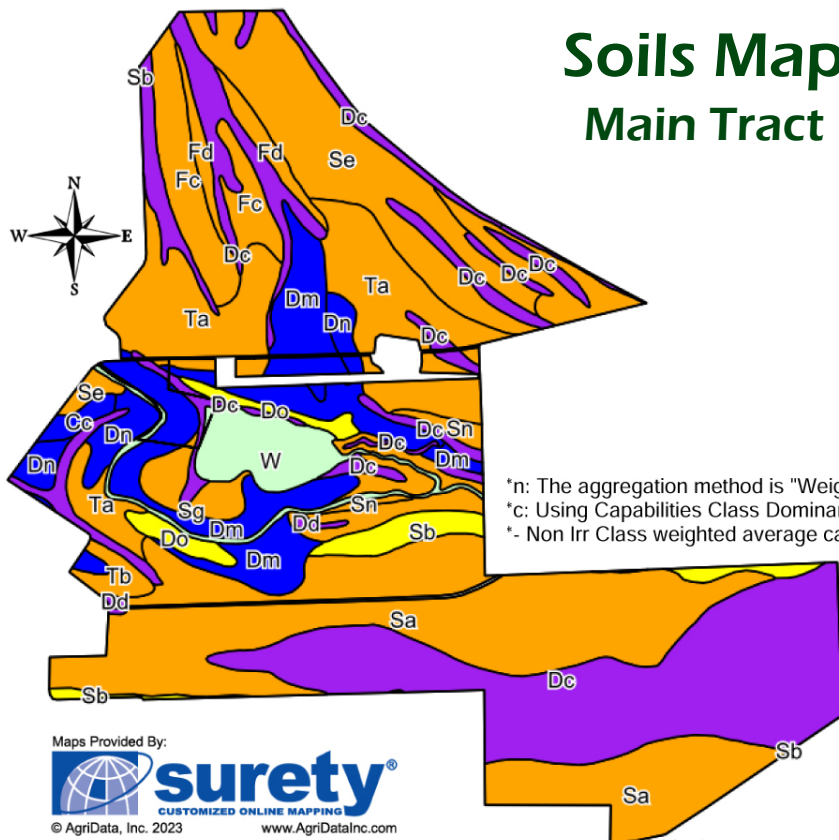
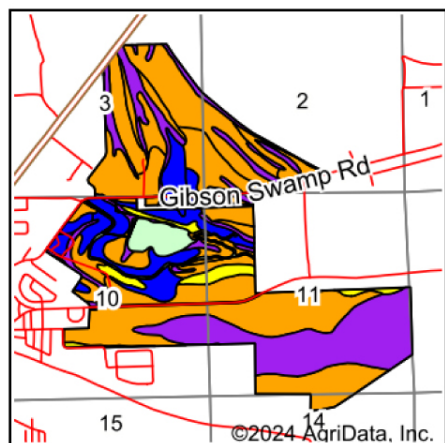
Area Symbol: MS011, Soil Area Version: 19

Code	Soil Description Soils data provided by USDA and NRCS.	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Soybeans Bu	*n NCCPI Soybeans
Dr	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	68.81	27.6%		Ile	85	810	36	57
Dh	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	58.30	23.3%		Ile	85	810	36	57
Dn	Dundee silty clay loam, 0 to 3 percent slopes	47.67	19.0%		Ilw	85	750	40	60
Dc	Dowling clay (sharkey)	36.61	14.6%		Vw				1
Dd	Dowling soils, overwash phases (sharkey)	15.53	6.2%		Vw				2
Du	Dundee-clack soils, 3 to 7 percent slopes (dundee, crevasse)	8.36	3.3%		Ille	70	600	30	38
De	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	5.88	2.3%		Ile	90	850	40	42
Ba	Beulah very fine sandy loam, 0 to 3 percent slopes	5.06	2.0%		Ilis	70	550	30	35
Do	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	1.96	0.8%		IVe	70	600	30	57
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	1.49	0.6%		IVw		612.5	36.2	30
Dm	Dundee silty clay, 0 to 3 percent slopes	0.55	0.2%		Ilw	85	750	40	60
Bb	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	0.17	0.1%		Iw	90	850	40	51
Weighted Average					2.68	66	615.7	29	*n 44.4



Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Soils Map Main Tract



*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.

State: **Mississippi**
County: **Bolivar**
Location: **11-23N-8W**
Township: **District 1**
Acres: **987.3**
Date: **7/30/2024**

Maps Provided By:



©2024 AgriData, Inc.

Area Symbol: MS011, Soil Area Version: 19

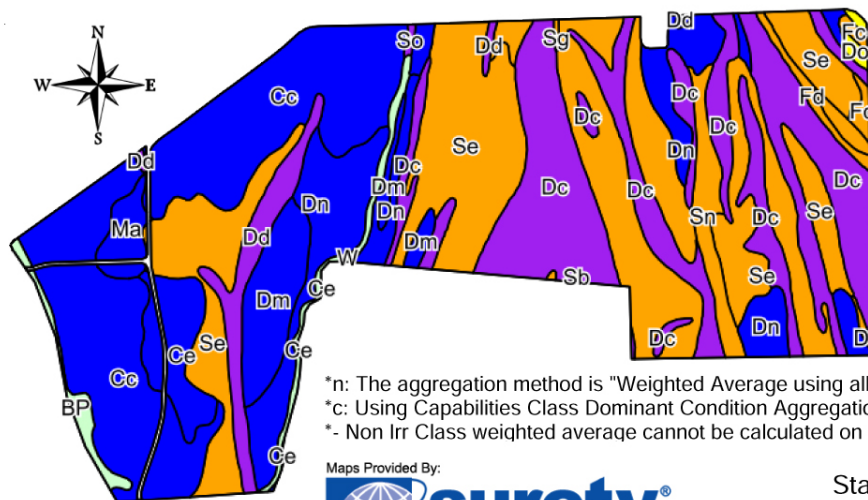
Code	Soil Description Soils data provided by USDA and NRCS.	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Soybeans Bu	*n NCC' Soybean
Dc	Dowling clay (sharkey)	250.89	25.3%		Vw					1
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	231.59	23.5%		IIIw		650	130	40	23
Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	137.63	13.9%		IIIw		625		35	52
Se	Sharkey silty clay, 0.5 to 3 percent slopes	89.15	9.0%		IIIe		600		35	32
Dm	Dundee silty clay, 0 to 3 percent slopes	71.75	7.3%		IIw	85	750		40	60
Fc	Forestdale silty clay, 0 to 3 percent slopes	40.00	4.1%		IIIw	50	600	130	35	48
W	Water	36.62	3.7%							
Dn	Dundee silty clay loam, 0 to 3 percent slopes	36.50	3.7%		IIw	85	750		40	60
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	20.01	2.0%		IVw		612.5		36.2	30
Tb	Tunica silty clay, 3 to 7 percent slopes	18.15	1.8%		IIIe		575		35	47
Fd	Forestdale silty clay, 3 to 7 percent slopes	13.58	1.4%		IIIw	50	600	130	35	47
Sg	Sharkey silty clay, 3 to 7 percent slopes	13.22	1.3%		IIIe		600		35	31
Do	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	12.37	1.3%		IVe	70	600		30	57
Cc	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	6.68	0.7%		Ile	85	825		35	65
Sn	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, crevasse)	5.65	0.6%		IIIe		600		35	25
Dd	Dowling soils, overwash phases (sharkey)	3.51	0.4%		Vw					2
Weighted Average					*-	13.5	456.1	37.5	26.4	*n 28.1



www.mcclintockland.com

Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Soils Map Terrene Landing



*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.

Maps Provided By:

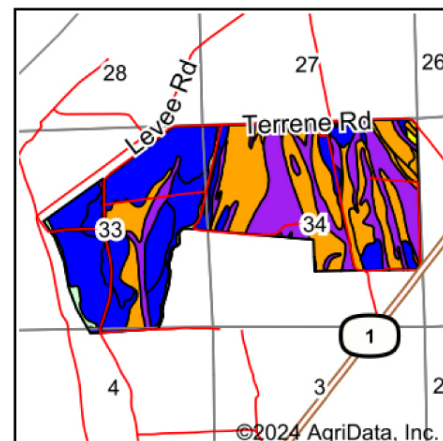


©2024 AgriData, Inc.

© AgriData, Inc. 2023

www.AgriDataInc.com

State: **Mississippi** Location: **34-24N-8W**
County: **Bolivar** Township: **District 1**
Date: **6/25/2024** Acres: **677.94**



©2024 AgriData, Inc.

Area Symbol: MS011, Soil Area Version: 19

Code	Soil Description Soils data provided by USDA and NRCS.	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Soybeans Bu	*n NCCPI Soybeans
Se	Sharkey silty clay, 0.5 to 3 percent slopes	205.24	30.3%		IIIe		600		35	32
Dc	Dowling clay (sharkey)	144.28	21.3%		Vw					1
Cc	Commerce silt loam, 0 to 2 percent slopes, rarely flooded	139.25	20.5%		Ile	85	825		35	65
Dn	Dundee silty clay loam, 0 to 3 percent slopes	64.74	9.5%		IIw	85	750		40	60
Dm	Dundee silty clay, 0 to 3 percent slopes	32.31	4.8%		IIw	85	750		40	60
Dd	Dowling soils, overwash phases (sharkey)	20.80	3.1%		Vw					2
Ce	Commerce silty clay loam, 0 to 2 percent slopes, rarely flooded	19.15	2.8%		IIw	85	825		35	68
Sn	Sharkey-clack soils, 3 to 7 percent slopes (sharkey, crevasse)	14.27	2.1%		IIIe		600		35	25
Ma	Mhoon silt loam	8.40	1.2%		IIw		700	125	35	56
W	Water	7.04	1.0%							
BP	Borrow Pit	5.86	0.9%							
Fd	Forestdale silty clay, 3 to 7 percent slopes	3.95	0.6%		IIIw	50	600	130	35	47
Fc	Forestdale silty clay, 0 to 3 percent slopes	3.17	0.5%		IIIw	50	600	130	35	48
Sg	Sharkey silty clay, 3 to 7 percent slopes	3.09	0.5%		IIIe		600		35	31
Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	2.77	0.4%		IIIw		625		35	52
Do	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	1.35	0.2%		IVe	70	600		30	57
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	0.87	0.1%		IVw		612.5		36.2	30
Du	Dundee-clack soils, 3 to 7 percent slopes (dundee, crevasse)	0.80	0.1%		IIIe	70	600		30	38
So	Souva soils (sharkey)	0.60	0.1%		Vw					2
Weighted Average					*-	32.8	517.4	2.9	26.5	*n 36.1



www.mcclintockland.com

Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Property Photos



McClintock Land Company has previously entered into an agreement with the client to provide certain real estate brokerage services and acts as that client's designated agent. As such, McClintock Land is the agent of the seller. The information contained herein is from sources McClintock Land considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines.



Office: 662-363-1801

Murry McClintock, Licensed Real Estate Broker
murry@mcclintockland.com

Cell: 662-363-6024

McCLINTOCK LAND COMPANY