



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 rice, the farm can produce excellent yields of diverse crops. This 1920.2 +/- acre tract contains 1,808.9 +/- cropland acres, of which approximately 92 percent is leveled and irrigated.

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

FSA DATA
FARM #4689

| CROP | BASE ACRES | PLC YIELD |
|---------------|------------|-----------|
| Wheat | 506.32 | 51 |
| Corn | 9.78 | 122 |
| Grain Sorghum | 6.30 | 41 |
| Soybeans | 945.35 | 48 |
| Rice | 641.84 | 6981 |

SOILS Cropland soil types are Sharkey clay and silty clay, Commerce and Dundee sandy loams and silty loams, Dundee and Tunica silty clay loams and Sharkey clay.

IMPROVEMENTS 14 - Electric submersible pumps
12 - Turbine wells with gearheads and pumps
Grain bins with 270,000-bushel capacity
75 x 75 enclosed shop with 25 x 60 overhang

PROPERTY TAXES (2024) \$28,597.08 on 1920.2 tax acres
Approximately \$14.89 per acre

SHOWING By appointment only.

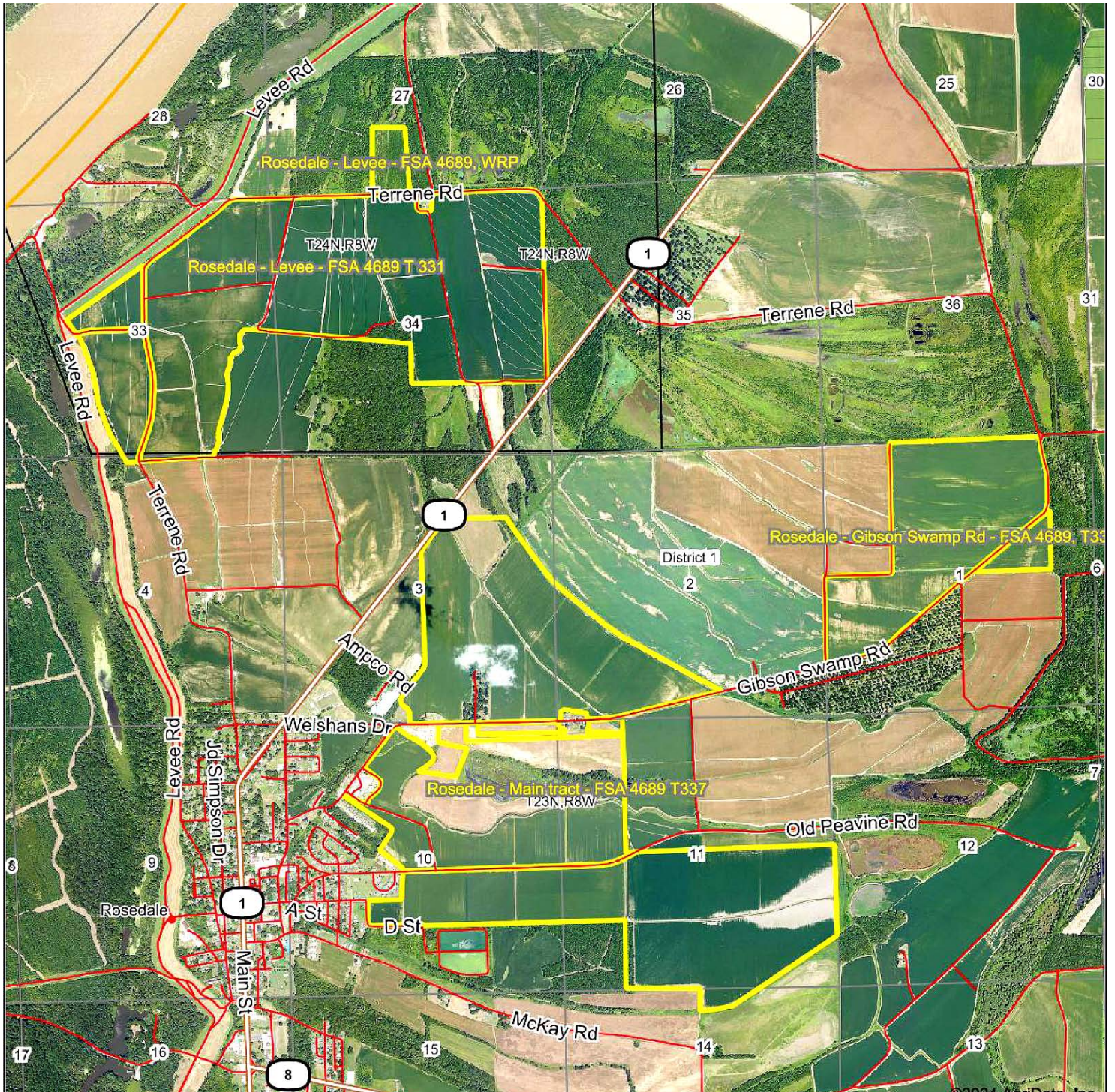
MANAGEMENT Professional management available.

**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:



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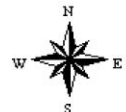
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Gibson Swamp Road Aerial Map



1-23N-8W
Bolivar County
Mississippi

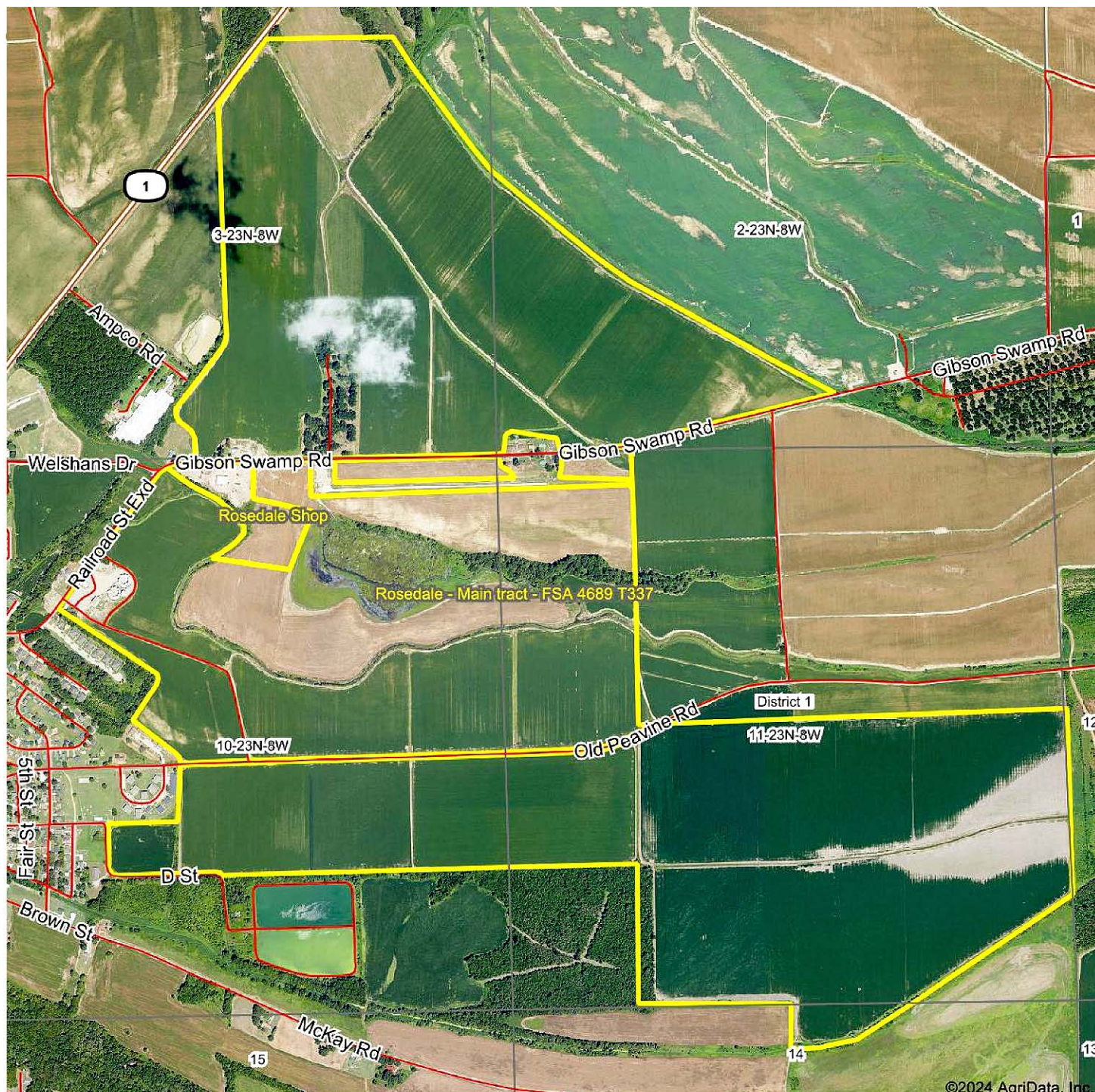
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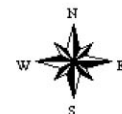
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Main Tract Aerial Map



11-23N-8W
Bolivar County
Mississippi

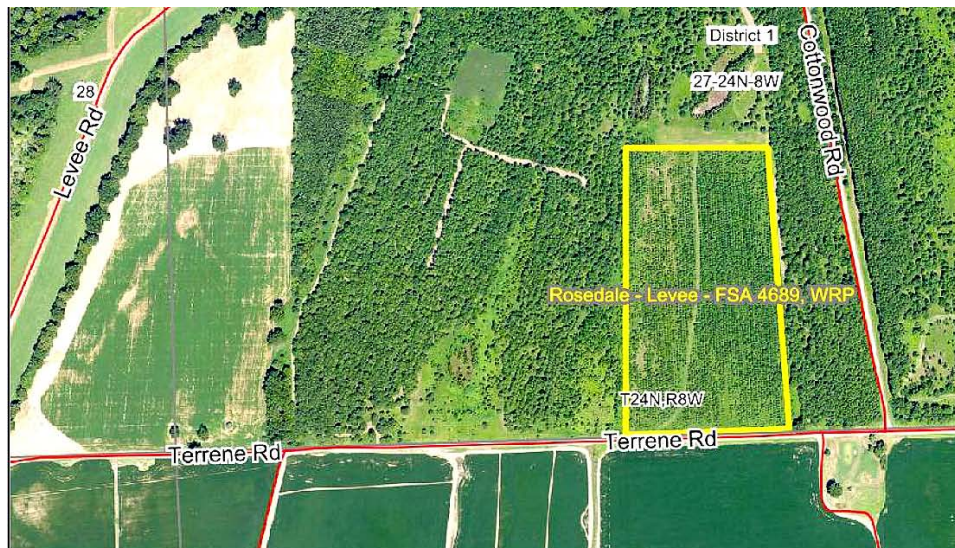
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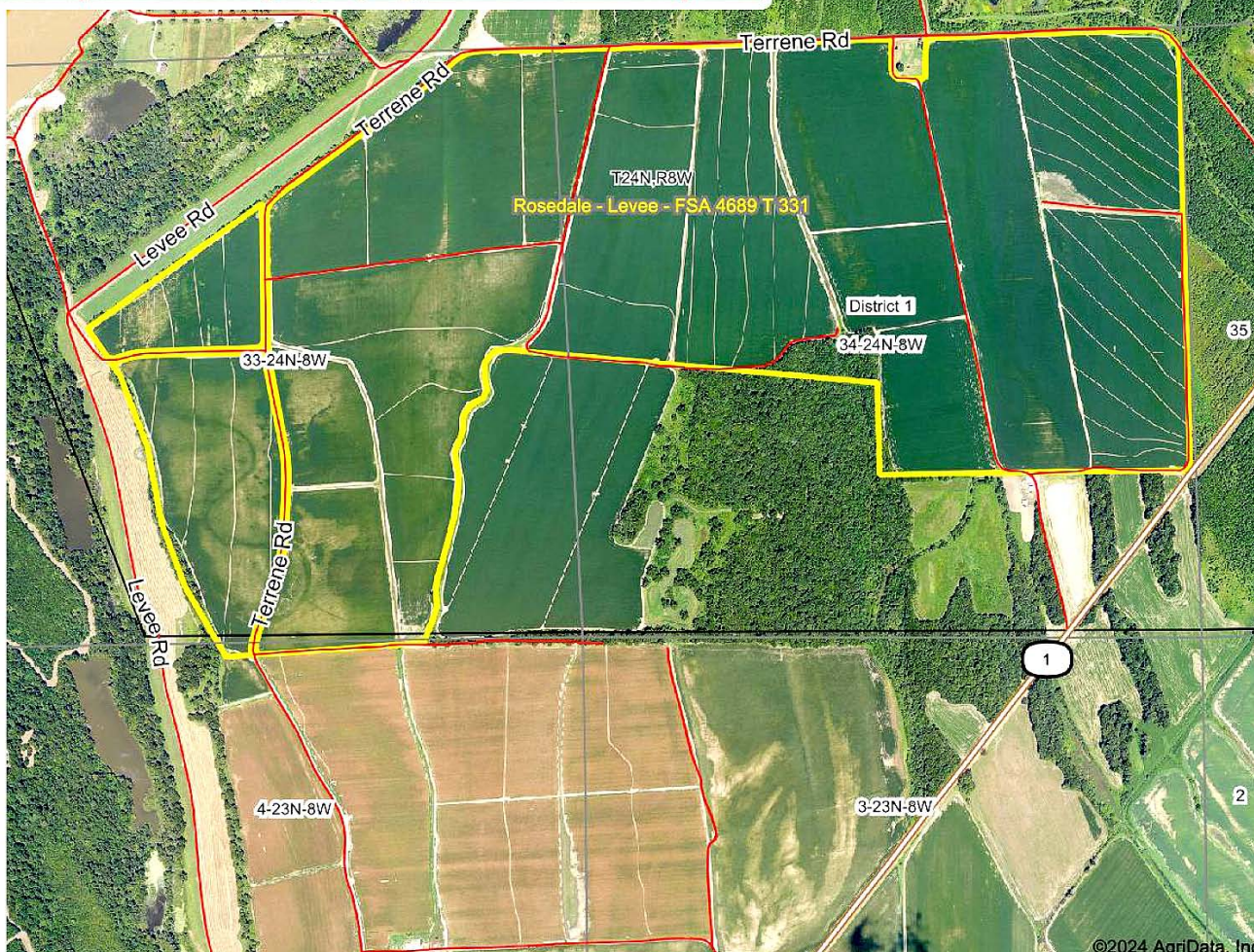
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Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Terrene Landing & WRP Aerial Maps



37-24N-8W
Bolivar County
Mississippi



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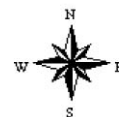
34-24N-8W
Bolivar County
Mississippi

Maps Provided By:



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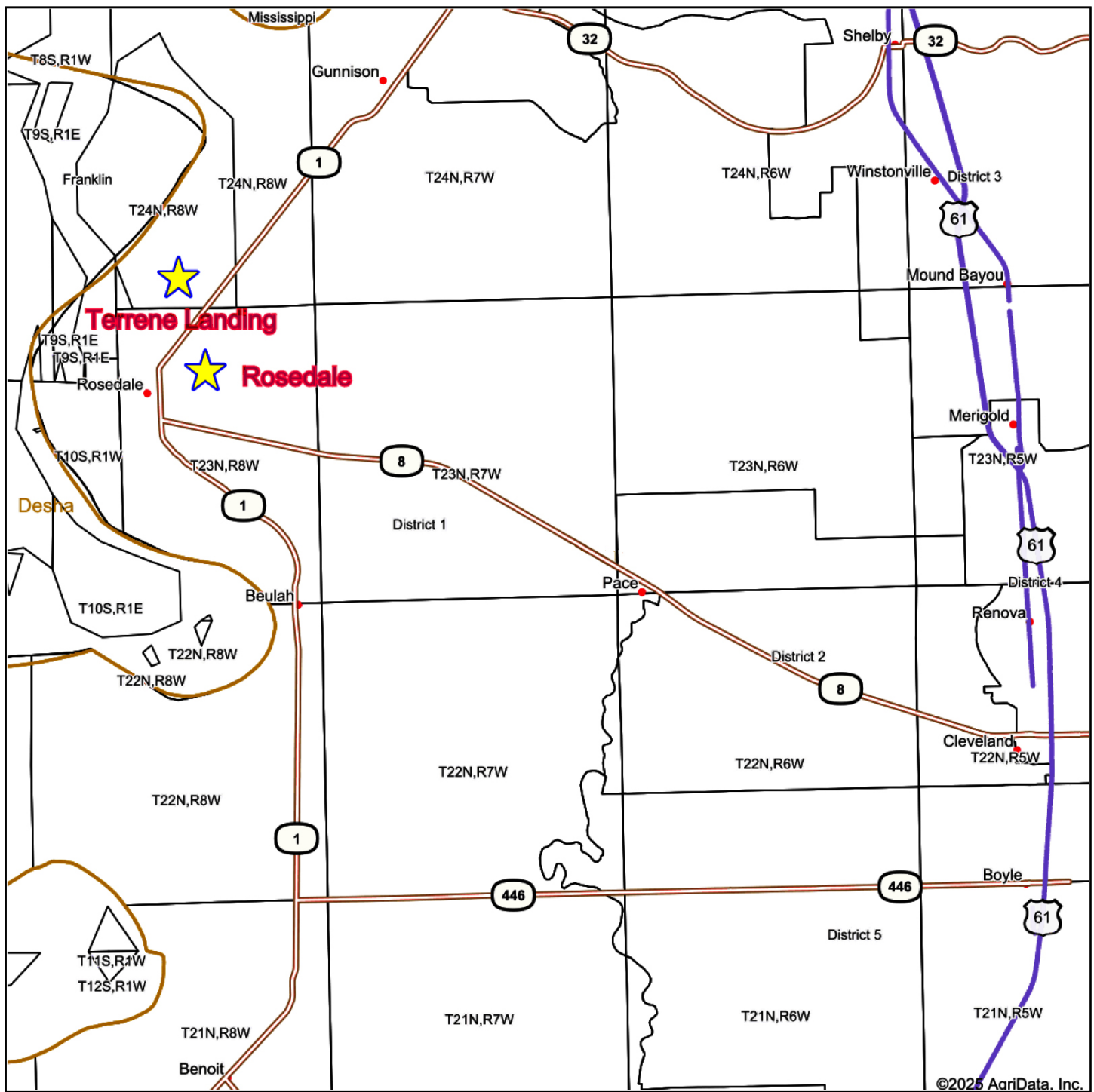
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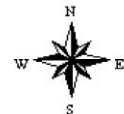
Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

Location Map



Map Center: 33.805096, -90.891678

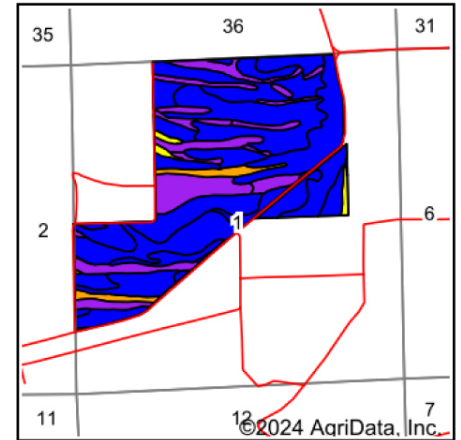
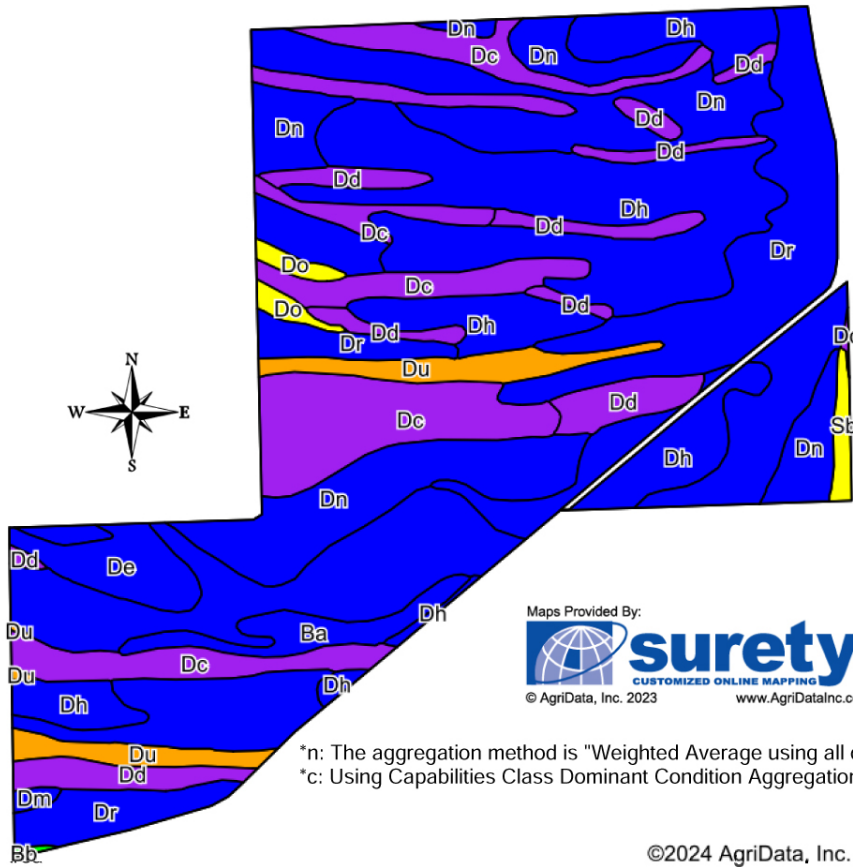
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Rosedale Farm (1,920 +/- ac.) Bolivar County, Mississippi

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

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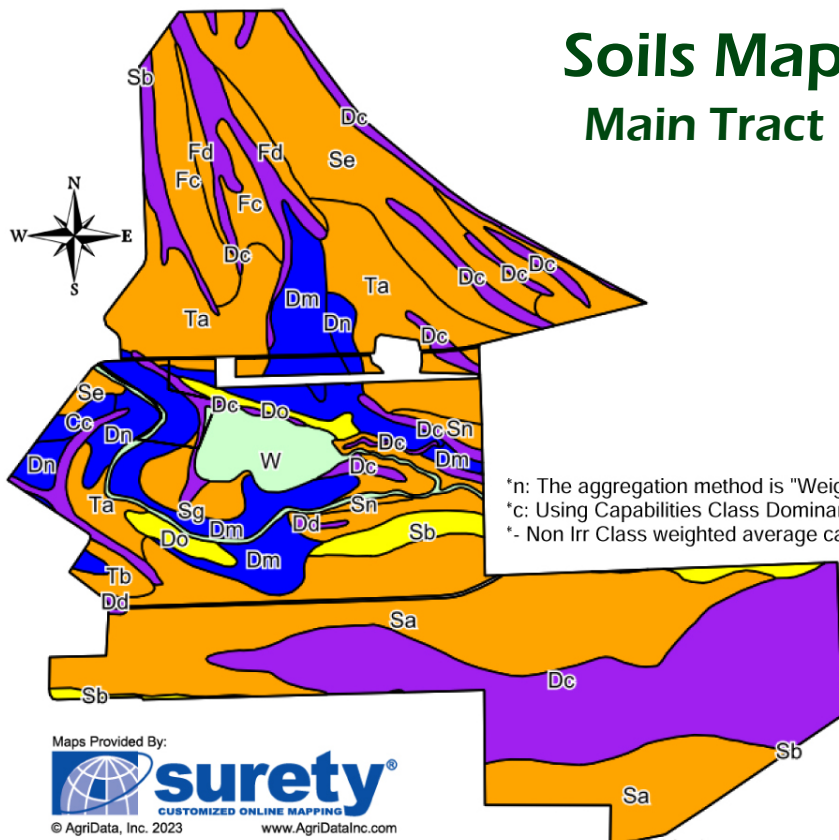
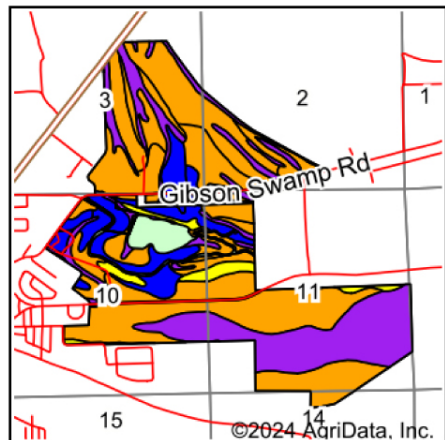
Area Symbol: MS011, Soil Area Version: 19

| 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:



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Area Symbol: MS011, Soil Area Version: 19

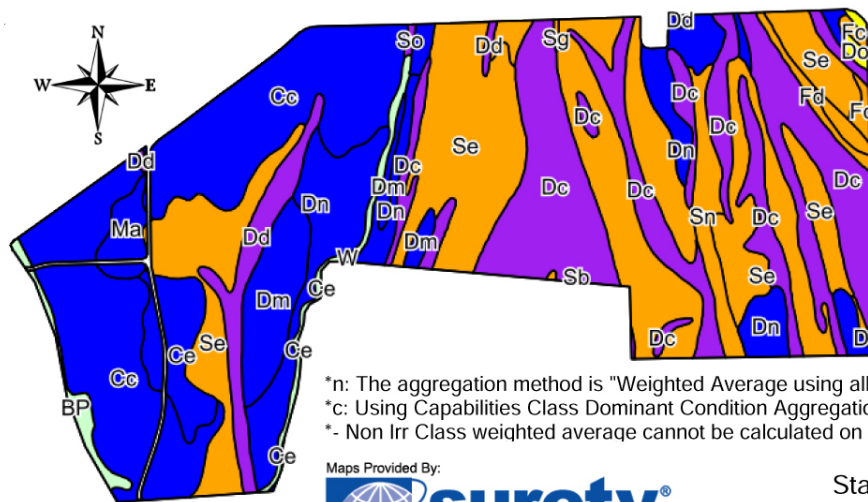
| Code | Soil Description Soils data provided by USDA and NRCS. | Acres | Percent of field | Non-Irr Class Legend | Non-Irr Class *c | Corn Bu | Cotton lint Lbs | Rice Irrigated Bu | Soybeans Bu | *n NCC' Soybean |
|------------------|---|--------|---------------------|-------------------------|---------------------|------------|--------------------|----------------------|-------------|--------------------|
| 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 |



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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:

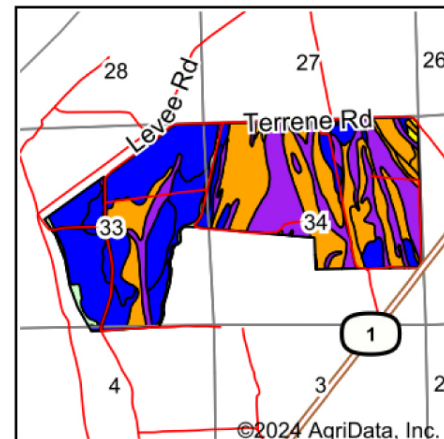


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State: **Mississippi** Location: **34-24N-8W**
County: **Bolivar** Township: **District 1**
Date: **6/25/2024** Acres: **677.94**



| 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 |



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

Property Photos



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