



Stovall Farms 2,346 +/- acres

Coahoma County, Mississippi

TOTAL SIZE 2,346 +/- tax acres, 1,704.24 +/- FSA cropland acres, 1,664.2 +/- irrigated acres, 370 +/- and 198 +/- acres in two separate wooded tracts, 30 +/- acres trees and ditches

LOCATION The farm is located along and between Mississippi State Highway 1 and Stovall Road, 5 miles northwest of Clarksdale, Mississippi. The farm is easily accessible by Stovall Road, Burnt Cane Road and Farrell Road.

DESCRIPTION Decades of high yielding crop production have made this historic farm, birthplace of blues musician Muddy Waters, 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 2,346 +/- acre tract contains 1,704.24 +/- cropland acres, of which approximately 97 percent is irrigated and 75 percent has been 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 43 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 34 percent of the cropland, with the balance consisting of Class IV Sharkey clay suitable for rice and soybean production. There are 259.59 +/- acres that have been precision leveled utilizing a tailwater recovery system for irrigation.

IMPROVEMENTS

- 12 – Turbine wells with gearheads and pumps
- 2 – Turbine relift pumps in tailwater recovery pond and feeder ditch
- 1 – 2,540 +/- ft. Valley half circle pivot
- 2 – 1,320 +/- ft. Valley pivots
- 6 – 10,000-bushel grain bins
- 1 – 60 x 75 equipment shed



**FOR
SALE**

CONTACT: Murry McClintock, Broker, McClintock Land Company
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Address: PO Box 115, Tunica, MS 38676

Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

FSA DATA	CROP	BASE ACRES	PLC YIELD
FARM #5002	Wheat	35.04	66
	Corn	23.99	144
	Sunflowers	.01	776
	Soybeans	58.65	43
	Cotton	290.99	2597
	Unassigned Generic	72.75	

FARM #5002	Wheat	66.54	66
	Corn	45.62	144
	Soybeans	111.56	43
	Cotton	755.49	2597
	Unassigned Generic	188.87	

PROPERTY TAXES (2024) Coahoma County - \$40,130.67 on 2,356 tax acres
Approximately \$17.03 per acre

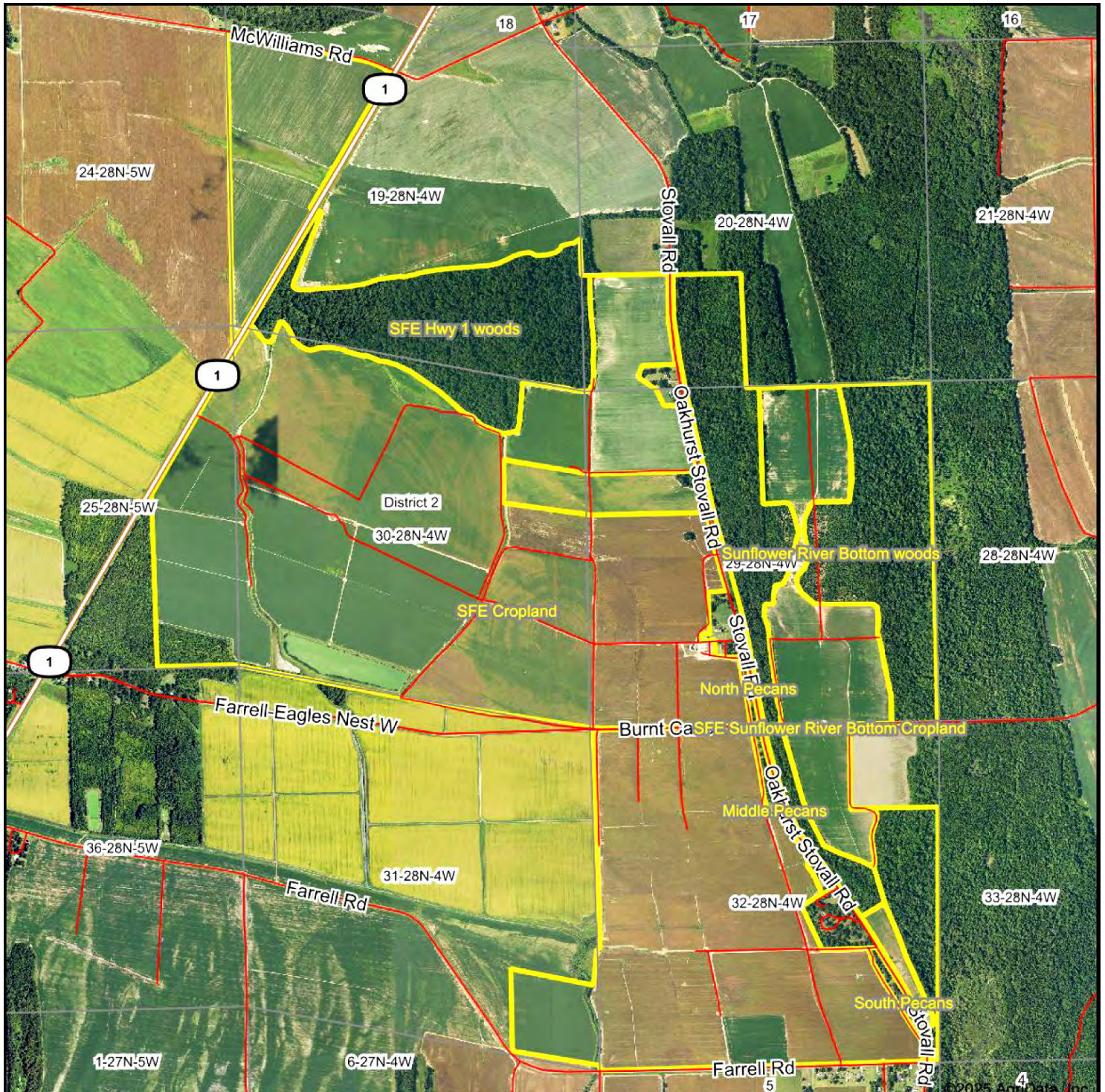
SHOWING By appointment only.

MANAGEMENT Professional management available.



Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Aerial Map



30, 29 & 19-28N-4W
Coahoma County
Mississippi

Maps Provided By:



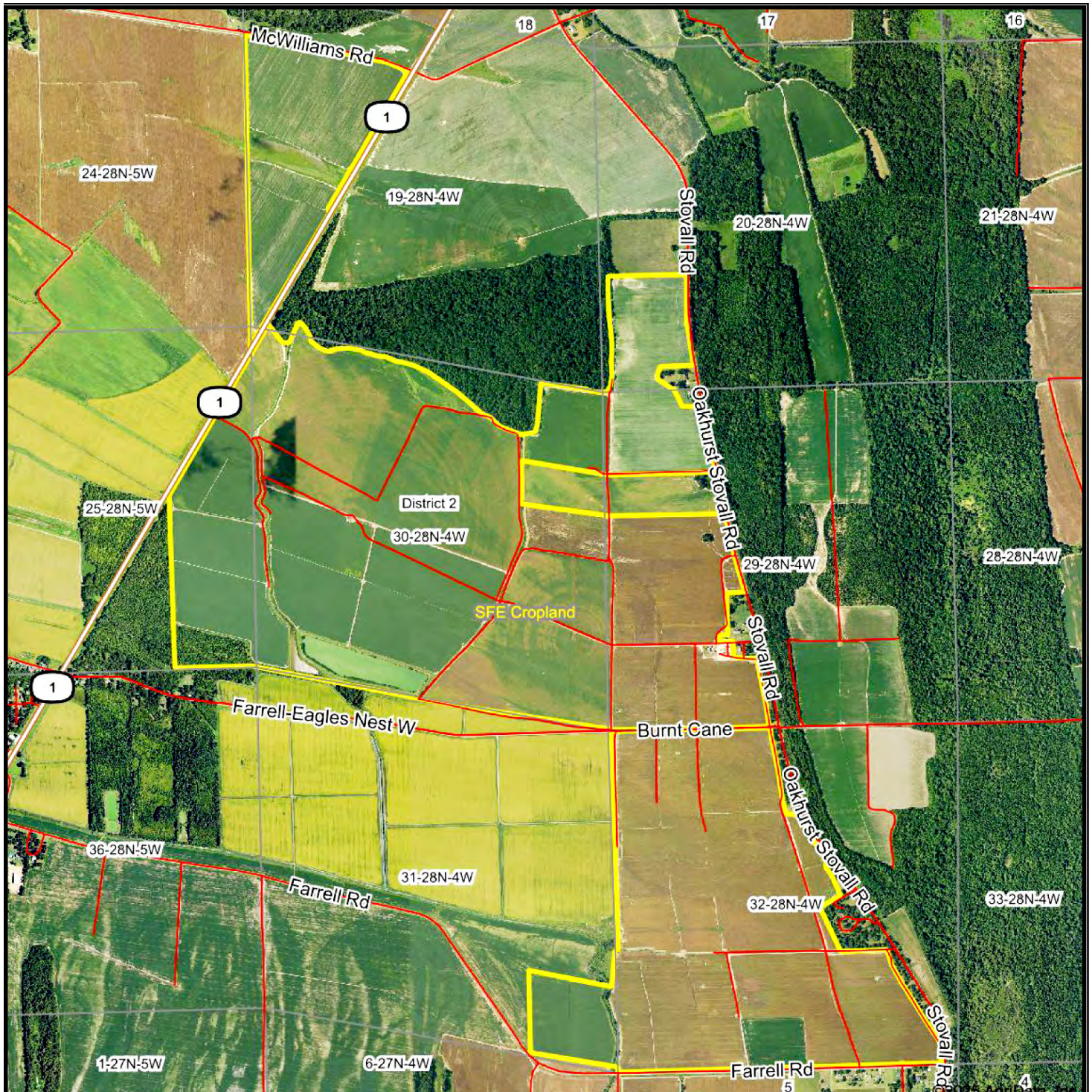
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Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Aerial Map - Cropland



30-28N-4W
Coahoma County
Mississippi

Maps Provided By:



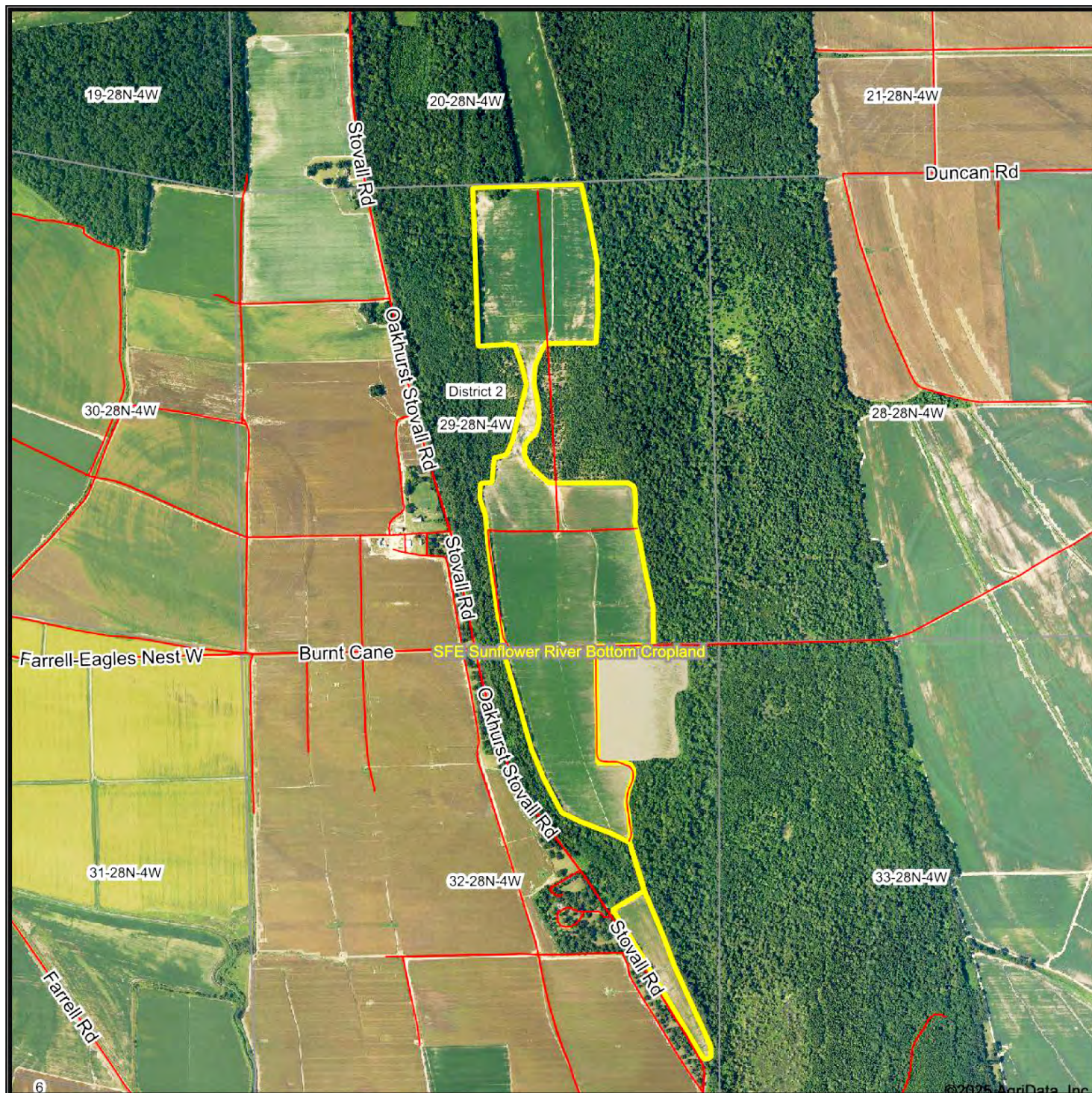
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Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Aerial Map - River Bottom Cropland



29-28N-4W
Coahoma County
Mississippi

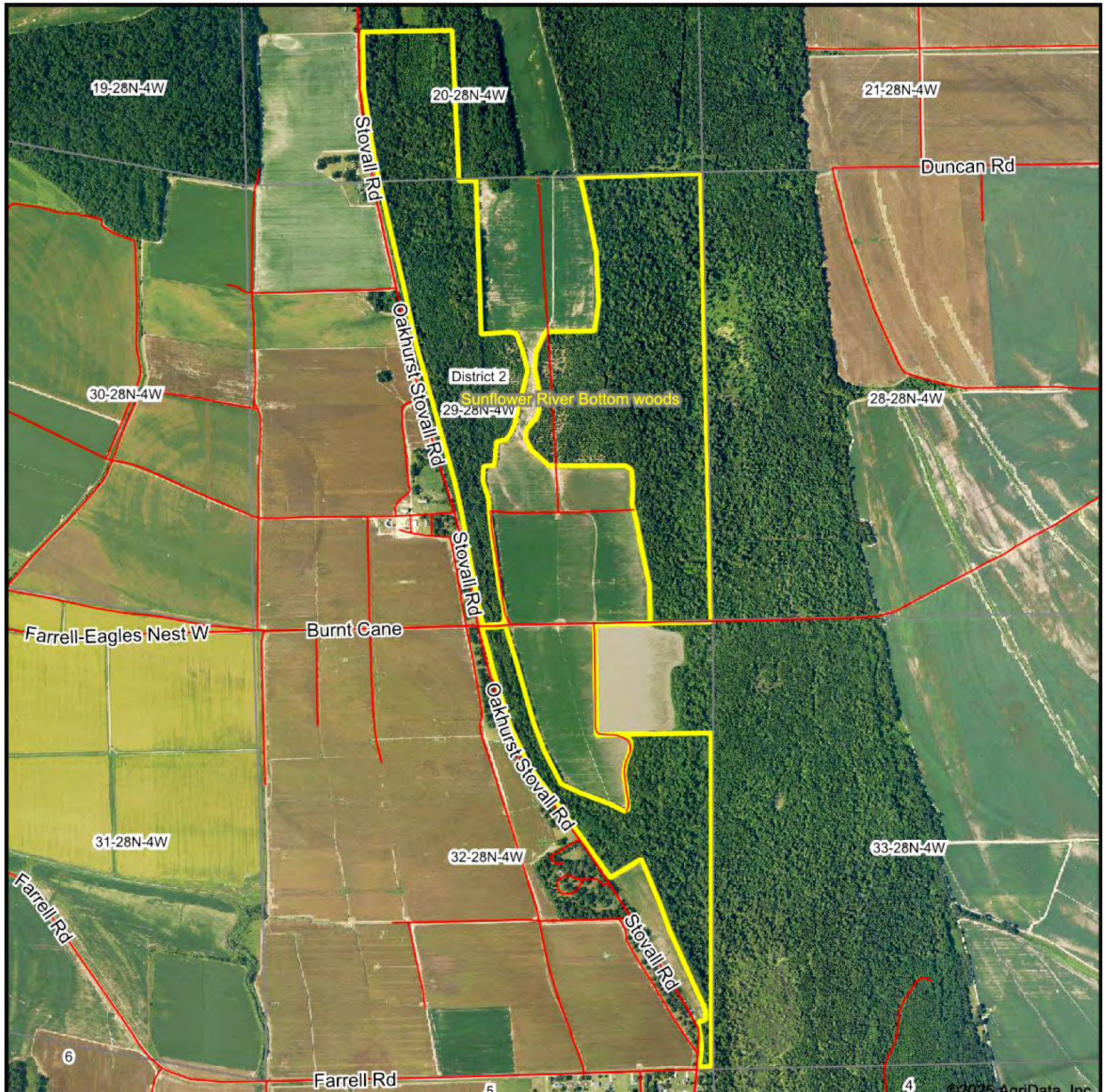
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Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Aerial Map - River Bottom Woods



30-28N-4W
Coahoma County
Mississippi

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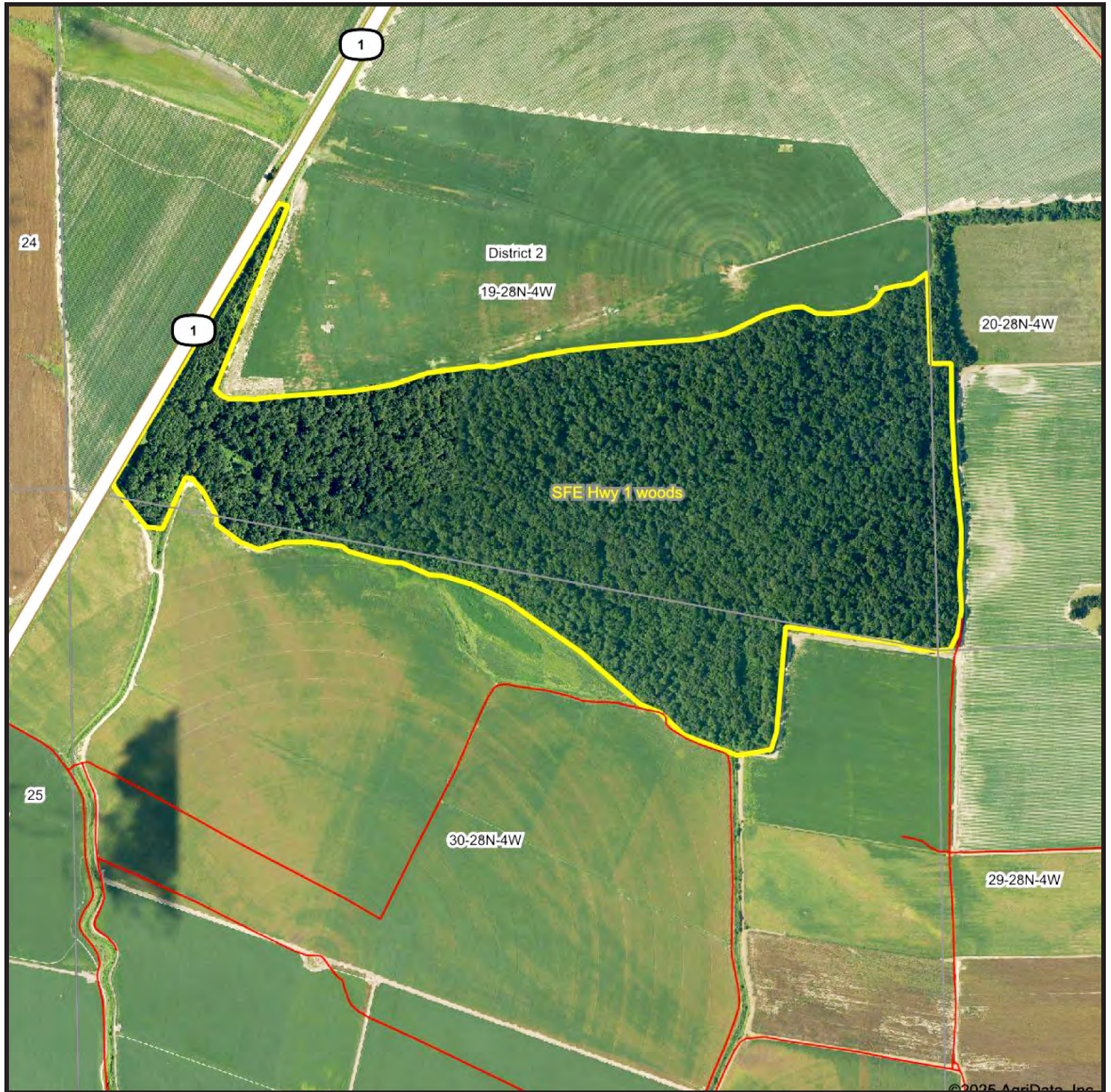
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Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Aerial Map - Hwy 1 Woods



19-28N-4W
Coahoma County
Mississippi

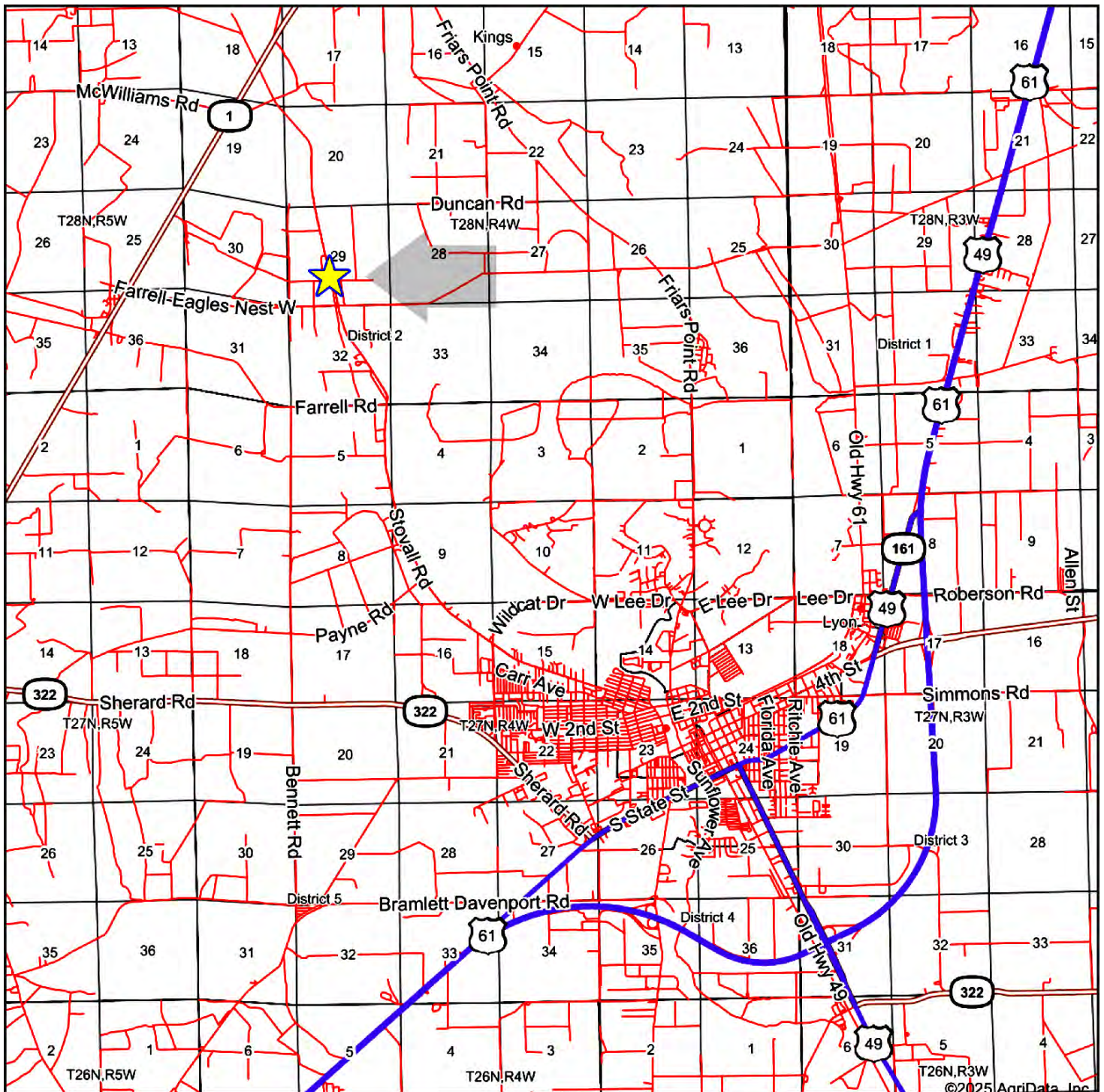
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Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Location Map



Map Center: 34.226838, -90.595775

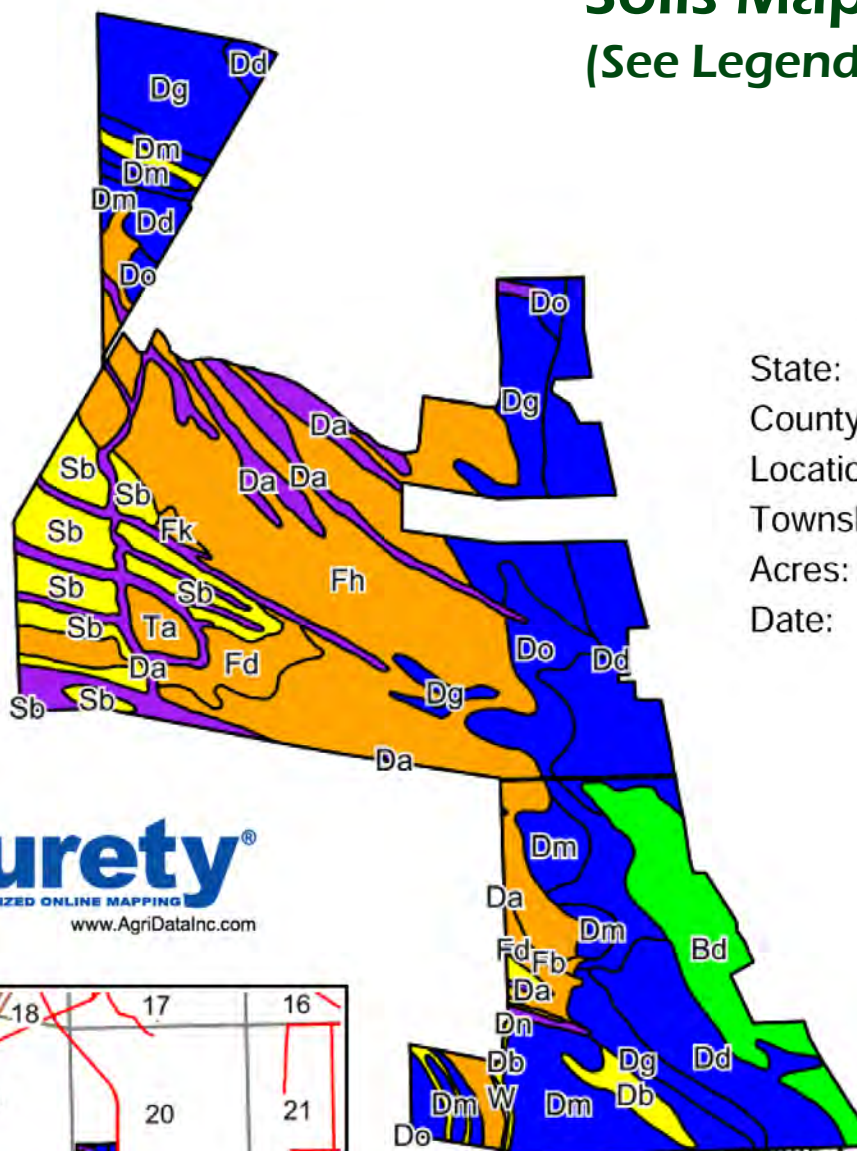
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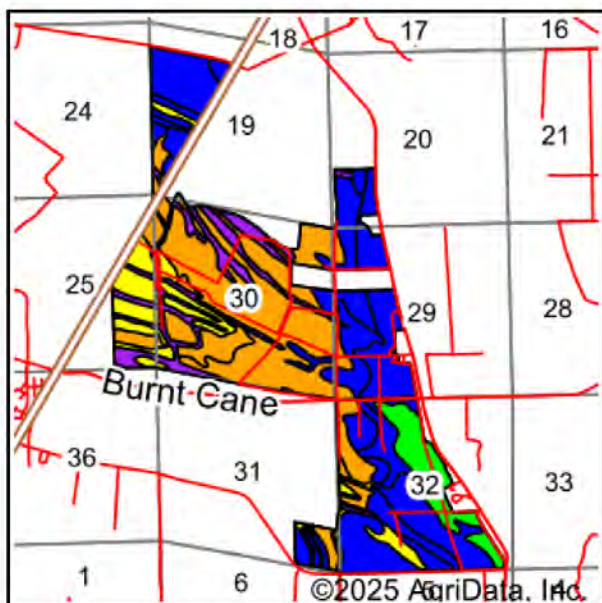
Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Soils Map - Cropland (See Legend on Next Page)



State: **Mississippi**
County: **Coahoma**
Location: **30-28N-4W**
Township: **District 2**
Acres: **1580**
Date: **5/21/2025**

Maps Provided By:



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Soils data provided by USDA and NRCS.

Area Symbol: MS027, Soil Area Version: 21

- *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.



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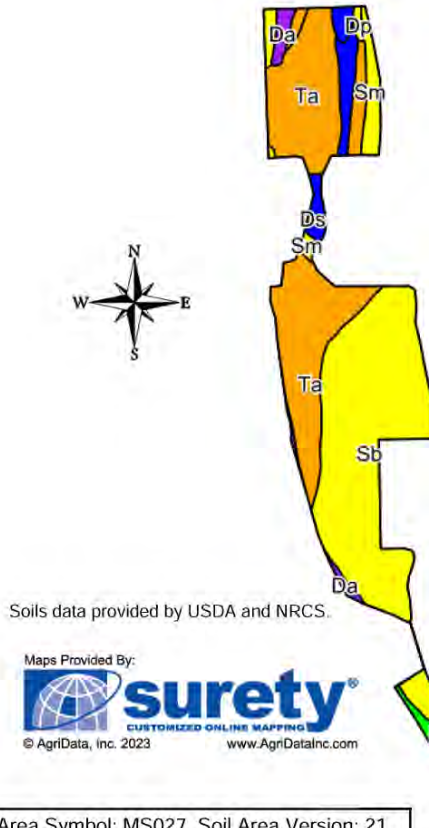
Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Rice Irrigated Bu	Rice Bu	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Fh	Forestdale silty clay loam, 0.5 to 3 percent slopes	449.84	28.7%		IIIw	50	600	130		35	64	61	63	55	64
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	222.25	14.1%		Ile	90	850			40	89	50	57	42	88
Dg	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	185.47	11.7%		Ile	85	810			36	84	56	64	57	84
Da	Dowling clay (sharkey)	154.00	9.7%		Vw						40	4	40	1	12
Dm	Dundee silty clay loam, 0.5 to 3 percent slopes	142.70	9.0%		IIw	85	750			40	85	64	66	67	85
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	114.46	7.2%		IVw		612.5			36.2	50	20	49	30	32
Bd	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	98.68	6.2%		Iw	90	850			40	84	64	67	57	84
Do	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	93.70	5.9%		Ile	85	810			36	85	62	61	57	84
Fd	Forestdale silty clay, 0.5 to 3 percent slopes	33.19	2.1%		IIIw	50	600	130		35	64	61	63	55	64
Db	Dowling soils (sharkey)	31.79	2.0%		IVw					30	52	48	44	46	52
Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	14.68	0.9%		IIIw		625			35	55	55	51	52	50
Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	14.08	0.9%		IIIw		650	130		40	43	13	42	23	2
Ab	Alligator clay, 0.5 to 3 percent slopes	11.43	0.7%		IIle		550		6	30	49	31	41	30	49
Fk	Forestdale silty clay loam, 3 to 7 percent slopes	3.72	0.2%		IIIw	50	600	130		35	63	61	62	55	63
Sh	Sharkey silty clay, 0.5 to 3 percent slopes	3.26	0.2%		IIle		600			35	50	38	45	35	50
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	2.70	0.2%		IIIw	50	600	130		35	64	61	63	55	64
W	Water	1.53	0.1%												
Dn	Dundee silty clay loam, 3 to 7 percent slopes moderately eroded, rarely flooded	1.47	0.1%		IVe	70	600			30	77	66	56	57	77
Tb	Tunica silty clay, 3 to 7 percent slopes	1.05	0.1%		IIle		575			35	71	66	59	52	71
Weighted Average					*-	56.5	631.5	41.4	*-	33.2	*n 70.2	*n 49.8	*n 58.5	*n 46.9	*n 65.6

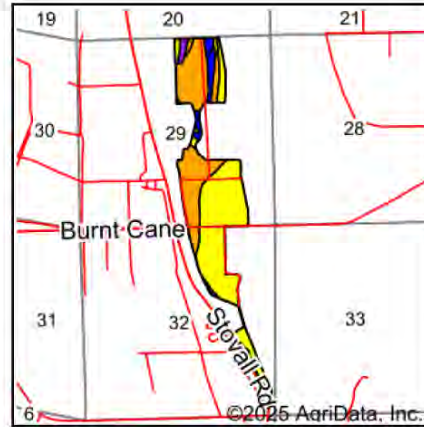


Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Soils Map - River Bottom Cropland



Soils data provided by USDA and NRCS.



State: **Mississippi**
County: **Coahoma**
Location: **29-28N-4W**
Township: **District 2**
Acres: **192**
Date: **5/21/2025**

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

Area Symbol: MS027, Soil Area Version: 21

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Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Cotton lint Lbs	Soybeans Bu	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	83.08	43.3%		IVw		612.5	36.2	50	20	49	30	32
Ta	Tunica silty clay, 0 to 3 percent slopes, rarely flooded	65.91	34.3%		IIIw		625	35	55	55	51	52	50
Sm	Sharkey-clack soils, 0 to 3 percent slopes (sharkey, bruno)	9.43	4.9%		IVw			30	44	42	41	38	43
Dn	Dundee silty clay loam, 3 to 7 percent slopes, moderately eroded, rarely flooded	9.23	4.8%		IVe	70	600	30	77	66	56	57	77
Dr	Dundee-clack soils, 0 to 3 percent slopes (dundee, bruno)	8.16	4.2%		IIw	85	750	40	70	51	54	50	70
Ds	Dundee-clack soils, 3 to 7 percent slopes (dundee, bruno)	5.04	2.6%		IIIe	70	600	30	69	51	52	48	69
Da	Dowling clay (sharkey)	4.15	2.2%		Vw				40	4	40	1	12
Bd	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	2.75	1.4%		Iw	90	850	40	84	64	67	57	84
Dd	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	2.06	1.1%		IIe	90	850	40	89	50	57	42	88
Tb	Tunica silty clay, 3 to 7 percent slopes	1.27	0.7%		IIIe		575	35	71	66	59	52	71
Dp	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	0.92	0.5%		IVe	70	600	30	84	71	62	62	84
Weighted Average					3.50	11.4	584	34.5	*n 55.1	*n 38.6	*n 50.2	*n 40.8	*n 44.9



Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Property Photos



Stovall Farms (2,346 +/- ac.) Coahoma County, Mississippi

Property Photos



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Property Photos



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