



Office 901.526.7631 Fax 901.526.1440

Tunica Development Farm

896 +/- acres
Tunica County, MS

<u>Description:</u> Approximately 896 acres of farmland located in the extreme northern portion of Tunica County. The property offers enormous opportunity to develop a high-quality grain farm along with recreational opportunities.

<u>Location and Access</u>: The property is located in the community of Banks, MS less than 14 miles from the Tennessee state line and just east of the Hwy 3 and Hwy 304 intersection. The property boasts extensive blacktop frontage on US Interstate 69 as well as Hwy 304.

Acreage:

896 +/- Total Acres

754.14 FSA Cultivated Acres

141 +/- acres of woods, bayous and roads

Soils: 100% Sharkey Clay which is ideal for rice and soybean production.

<u>Leases:</u> The property is leased though the 2021 crop year but will be delivered free and clear of any leases for 2022.

<u>Other Income</u>: There are 10 monopole billboards located on the property with significant income potential. There is also potential for recreational leases from waterfowl hunters.

Price: \$3,250,000

<u>Contact:</u> Bert Robinson IV 901-652-9725 <u>bertrobinson@garobinson.com</u>

G. A. Robinson is the exclusive agent for the Seller. All information 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. G. A Robinson Land Co LLC. and its agents assume no liability as to errors, omissions, or investment results.

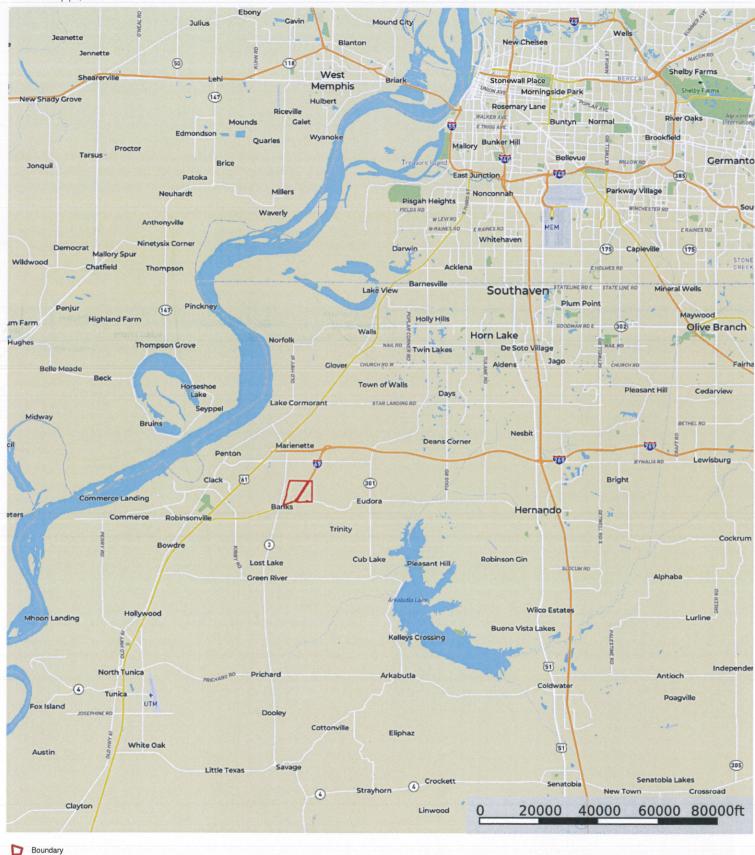
Tunica Development LLC

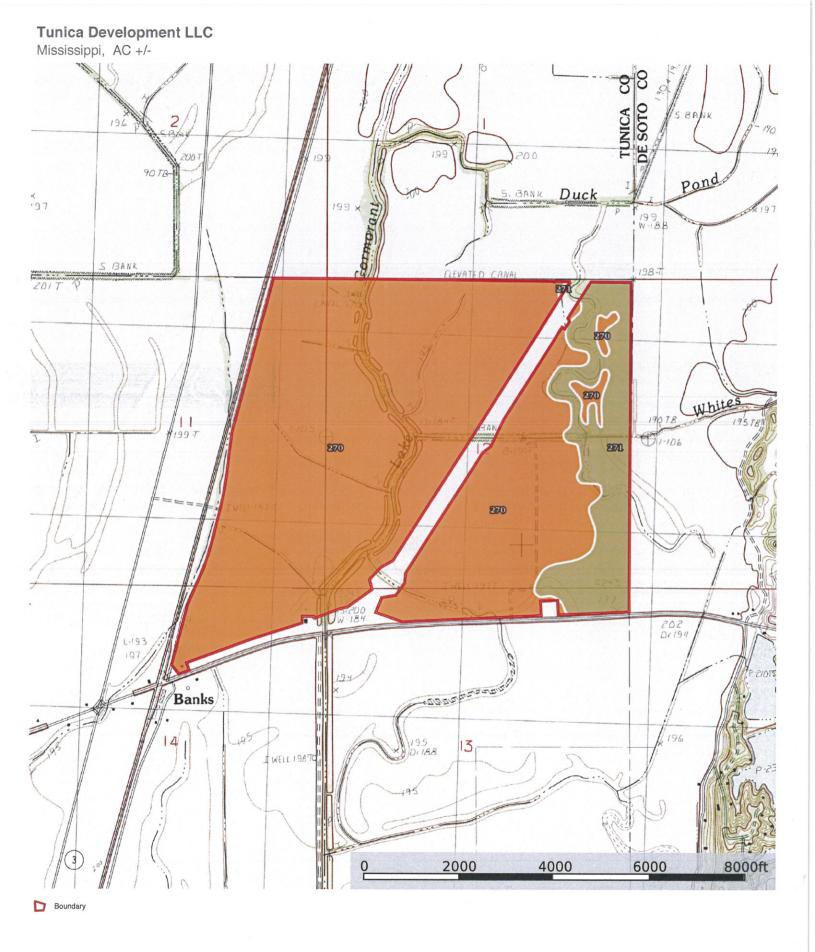
Mississippi, AC +/-



Tunica Development LLC

Mississippi, AC +/-





I All Polygons 884.9 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	120.2	13.59	4w
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	764.7	86.41	3w
TOTALS		884.9	100%	3.14

ID Boundary 555.2 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	0.5	0.08	4w
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	554.7	99.92	3w
TOTALS		555.2	100%	3.0

I ☐ Boundary 329.7 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
270	Sharkey clay, 0 to 1 percent slopes, rarely flooded, south	210.0	63.67	3w
271	Sharkey clay, 0 to 2 percent slopes, frequently flooded	119.8	36.33	4w
TOTALS		329.7	100%	3.36