



FOR SALE

7 MILE GIN RD

BOTTOMLAND TIMBER & AG PROPERTY

310 +/- ACRES

TUNICA COUNTY, MISSISSIPPI

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FOR APPOINTMENT PLEASE CONTACT
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7 MILE GIN RD

Tunica County, Mississippi

THE PROPERTY:	A unique tract of land that features precision leveled ag ground, hardwood bottoms, CRP, WRP and food plots. This property is an income generating tract with endless recreational opportunities.	
LOCATION:	Property is located 40 miles from Downtown Memphis in southeastern Tunica County. 7 Mile Gin Rd is a paved county road located just south of State Highway 4. Adjacent to the old Coldwater River, the property is ideally situated in Tunica County’s rice growing area. The Beaver Dam Club lies to the west and Askew WMA to the south.	
INTERACTIVE MAP:	https://id.land/ranching/maps/97d8cc4050cd9d0b76c2b84868c8d1d9/share	
ACREAGE:	310 +/- acres 70 precision leveled and irrigated cropland acres 74 CRP acres, planted oaks 100 Hardwood Timber acres 48 WRP acres 18 Food plot acres	
2025 INCOME:	Farm – 70 acres @ \$175/acre	\$12,250
	CRP	<u>6,699</u>
	Total	\$18,949
HUNTING:	Deer, ducks and turkey can be harvested on the property. Ducks can be hunted in the flooded timber, rice fields, WRP moist soil unit and on the Old Coldwater River. There is tremendous potential to improve the waterfowl opportunities and create a Green Tree Reservoir. Minimal dirt work and pipe installation would allow much of the property to be flooded for waterfowl.	
ASKING PRICE:	\$1,400,000 (\$4,516/acre)	
SHOWINGS:	Available by appointment only, contact Bert Robinson IV	

7 MILE GIN RD

Tunica County, Mississippi

7 Mile 310 acres
Mississippi, AC +/-



7 MILE GIN RD

Tunica County, Mississippi

7 Mile 310 acres
Mississippi, AC +/-

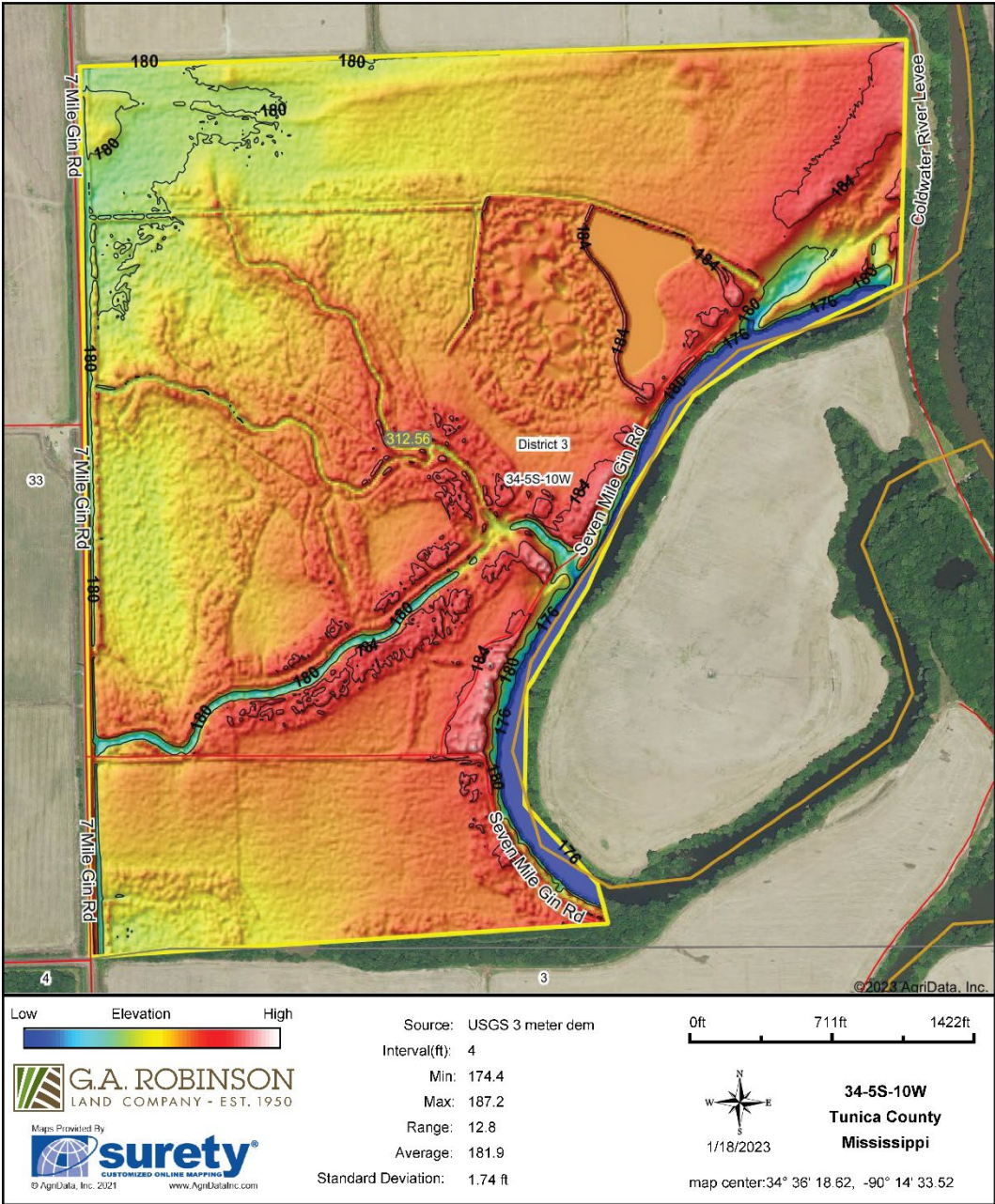


- Well
- Boundary
- Conservation Easements
- Stream, Intermittent
- River/Creek
- Water Body

7 MILE GIN RD

Tunica County, Mississippi

Topography Hillshade



7 MILE GIN RD

Tunica County, Mississippi

MISSISSIPPI
TUNICAUnited States Department of Agriculture
Farm Service Agency

Form: FSA-156EZ

FARM : 1707

Prepared : 4/7/25 12:34 PM CST

Crop Year : 2025

See Page 2 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : A & J PLANTING COMPANY
 CRP Contract Number(s) : 11030
 Recon ID : None
 Transferred From : None
 ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
308.09	201.84	201.84	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD	
0.00	0.00	127.19	0.00		74.65	0.00	0.00	0.00	

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, SUP

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	25.71	0.00	53	
Soybeans	52.59	0.00	26	0
Seed Cotton	24.88	0.00	1632	
Unassigned Generic Base	6.22	0.00	0	
TOTAL	109.40	0.00		

NOTES

Tract Number : 2235

Description : L11 S34,T5S,R10W
 FSA Physical Location : MISSISSIPPI/TUNICA
 ANSI Physical Location : MISSISSIPPI/TUNICA
 BIA Unit Range Number :
 HEL Status : NHEL: No agricultural commodity planted on undetermined fields
 Wetland Status : Tract contains a wetland or farmed wetland
 WL Violations : None
 Owners : BUDDY & MICHAEL LLC
 Other Producers : WILLIAM HENRY ALLEN V, MICHAEL E JOHNSON JR
 Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
308.09	201.84	201.84	0.00	0.00	0.00	0.00	0.0

7 MILE GIN RD

Tunica County, Mississippi

MISSISSIPPI
TUNICA
Form: FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 1707
Prepared : 4/7/25 12:34 PM CST
Crop Year : 2025

Tract 2235 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
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NOTES

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USDA
Tunica County, Mississippi



Common Land Unit
Cropland Non-cropland CRP

2025 Crop Year

Farm 1707
Tract 2235

Wetland Determination Identifiers
● Restricted Use
▼ Limited Restrictions
■ Exempt from Conservation Compliance Provisions



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PROPERTY PHOTOS



GREEN TIMBER HOLE



FLOODED GREEN TIMBER



BOTTOMLAND HARDWOODS



BOTTOMLAND HARDWOODS

PROPERTY PHOTOS



PLANTED OAKS

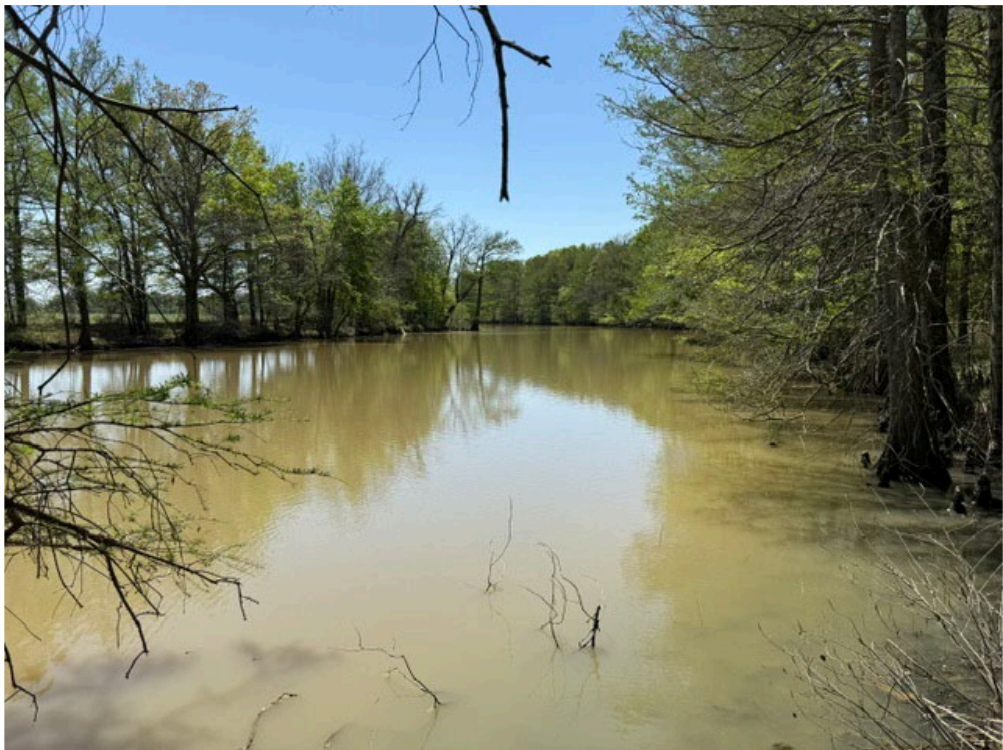


OAK CRP

PROPERTY PHOTOS



PLANTED OAKS



OLD COLDWATER RIVER

PROPERTY PHOTOS



WATERFOWL FOOD PLOT



FOOD PLOT

PROPERTY PHOTOS



PRECISION LEVELED FIELD



PRECISION LEVELED FIELD

PROPERTY PHOTOS



FLOOD CONTROL STRUCTURE



WELL