



Sartain's Heritage
Properties, LLC.
www.sartainsheritage.com

Punkin Creek

868 Acres +/-

Quitman County, MS

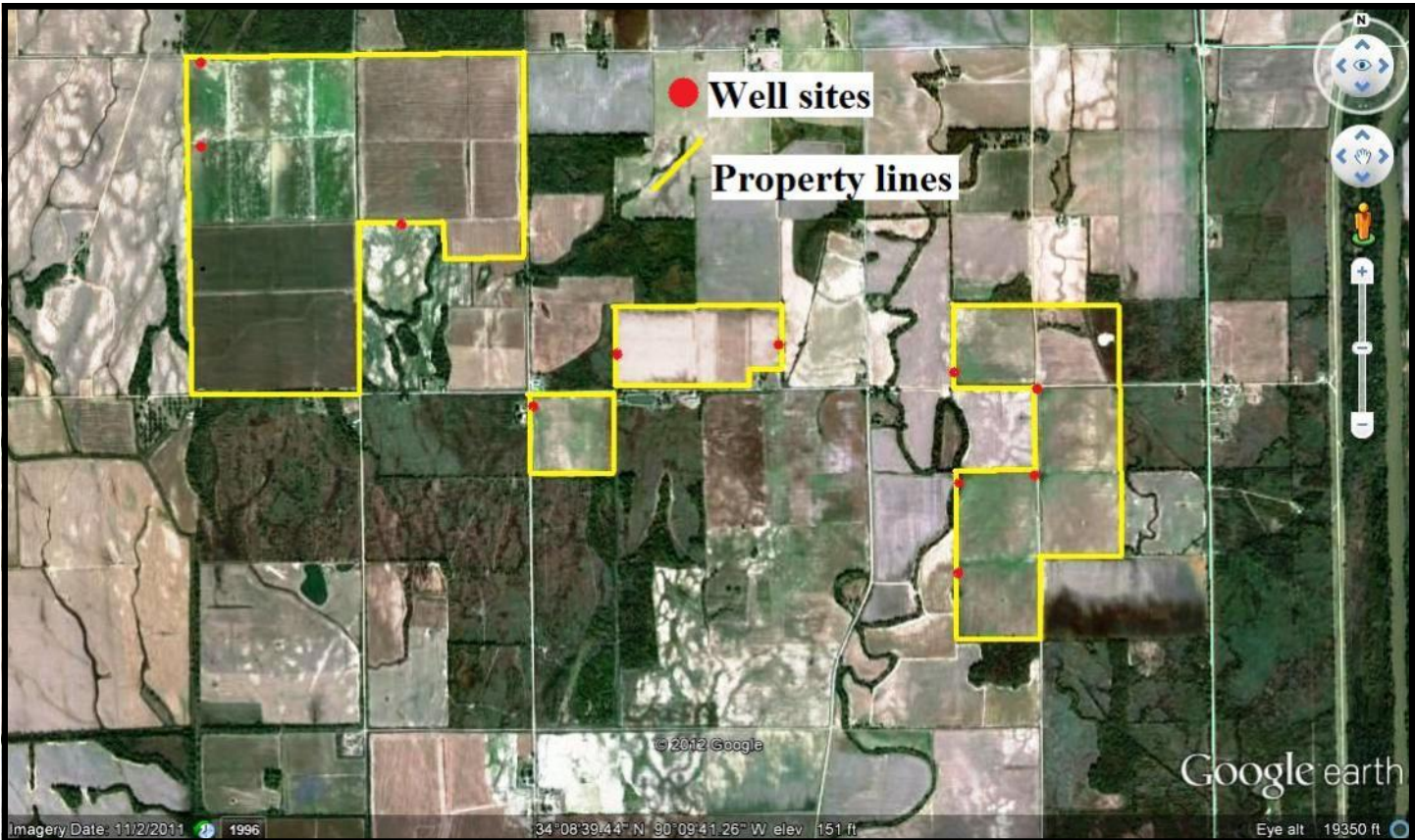
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868 - Gross Acres with 826.6+/- of Cropland located in Southeast Quitman County Ms, The cropland acres are 100% irrigated and land formed. The condition of the farm is excellent all levees, ditches, drain's, turn roads and irrigation wells are in very good condition. Drainage in the immediate area is good during farming season; backwater flooding is not an issue due to the extensive canalling and levees in the area.

Furthermore the property is located within a good waterfowl flyway and offers excellent duck and deer hunting opportunity, this area historically is the highest concentration area in Mississippi for wintering waterfowl.

\$2,715,000.00



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Legal Description: S- 1,2,3,11,12 / TWP – 26N / RNG – 1E

Primary Soils: 70% Bh, Bm / 20% Pc, Pa / 10% Wa (Soil classes I-III very suitable for small grains or cotton.

Improvements: Cropland - 100% land formed / 100% irrigated pipes and risers in place on all fields. 3 – 12” generated wells 8 – 6” electric wells. Hunting improvements include pits or skid blinds in most fields.

Crop Base: see attached FSA 156 farm record

Estimated Gov’ Payment: \$36,000.00 –Direct Payment / \$26,200.00 – CRP through 2017

Leases: Crops- 100% crop share agreement = 20% – 25% Lessor crop share based on crops planted, Plus 25% of all government payments or insurance claims. Tenet contract expires December 2012.

Hunting- Lessor retains all hunting rights & income during present lease term, Hunting income 2011- 2012 \$35,500.00

Total Annual Income: \$140,227.00 (based on 2011 year)

