

ROSE HILL CATTLE RANCH

ROSE HILL, MISSISSIPPI

2,180 ± ACRES TOTAL



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SPECIFICATIONS & FEATURES

Acreage: 2,180 ± Total Acres

Open Pasture Acreage: 1,088 ± Acres

Sale Price: \$4,300,000

Price per Acre: \$1,972

Site Address: 231-281 County Road 1822, Rose Hill, MS 39356

County: Jasper

Uplands/Wetlands: Primarily Uplands

Grass Types: Bahia, Bermuda, Clover

Irrigation/Wells: Four wells

Water Source and Utilities: Well/ Ground Water/ City Water

Potential Recreational Uses: Hunting

Game Populations: White Tail Deer, Eastern Turkeys, Quail, and Water Fowl

Structures:

- 2,100 SF three bedroom cabin
- 1,384 SF Bunkhouse
- 3,700 Covered Equipment Shed
- Two sets of cattle working facilities

Fencing: Fence and Cross Fenced

Current Use: Cattle Ranch

Income Features: Cattle, wildlife leases and timber production

Rose Hill Cattle Ranch is a large cattle ranch located in Mississippi. The ranch features a 2,100 square foot three bedroom cabin, 1,384 square foot bunkhouse, 3,700 covered equipment shed, and two sets of cattle working facilities. Along with many structures, the property features gently rolling topography with approximately 1,088 acres of cleared pasture land. This property is a beautiful ranch with many high end features.

LOCATION & DRIVING DIRECTIONS

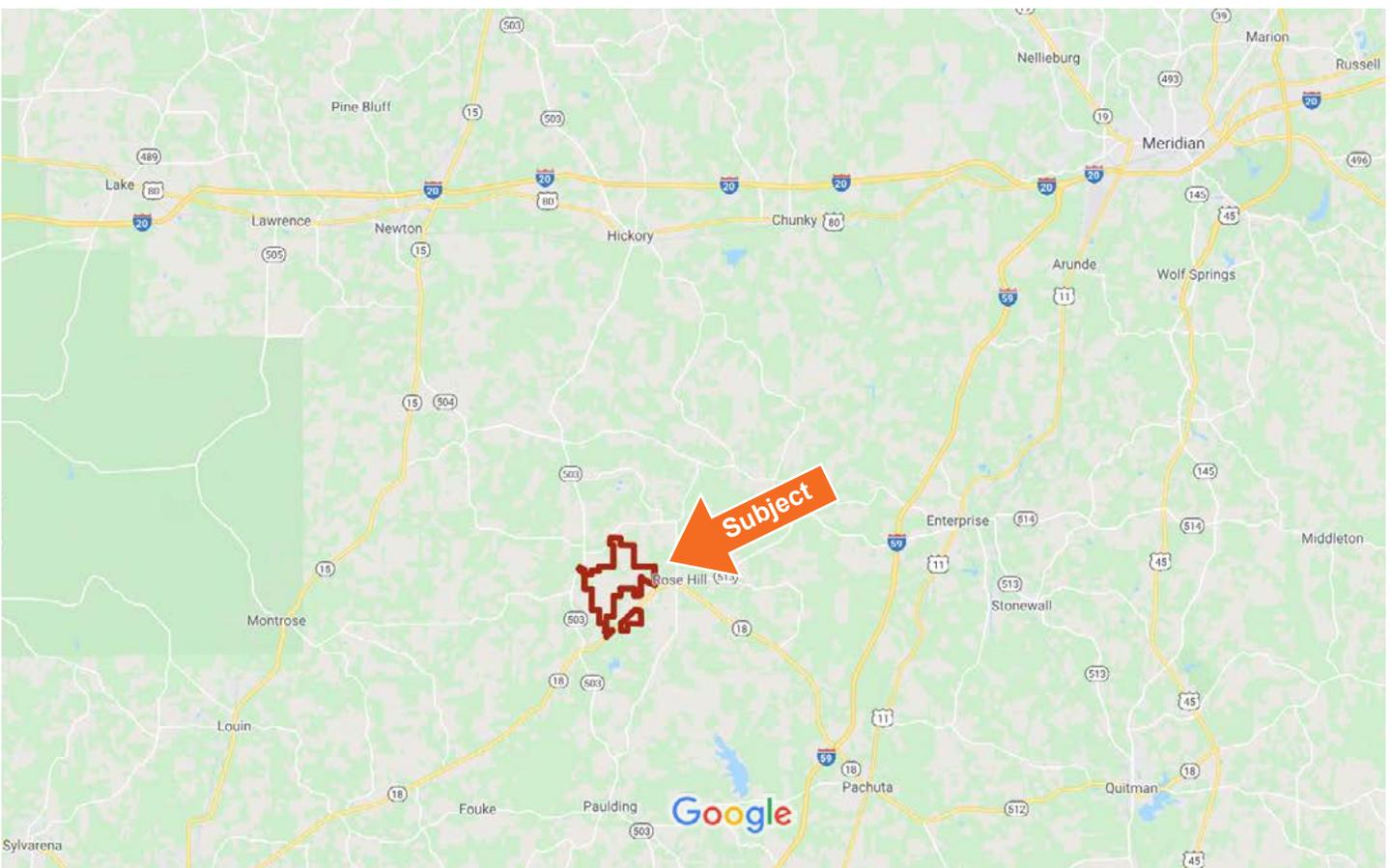
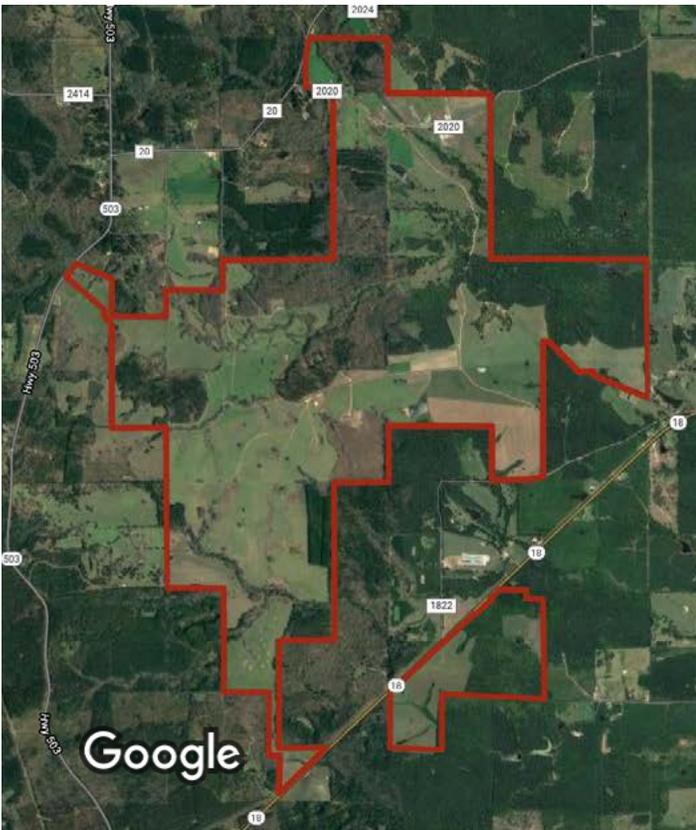
GPS Location: 32.137542, -89.020103

Driving Directions:

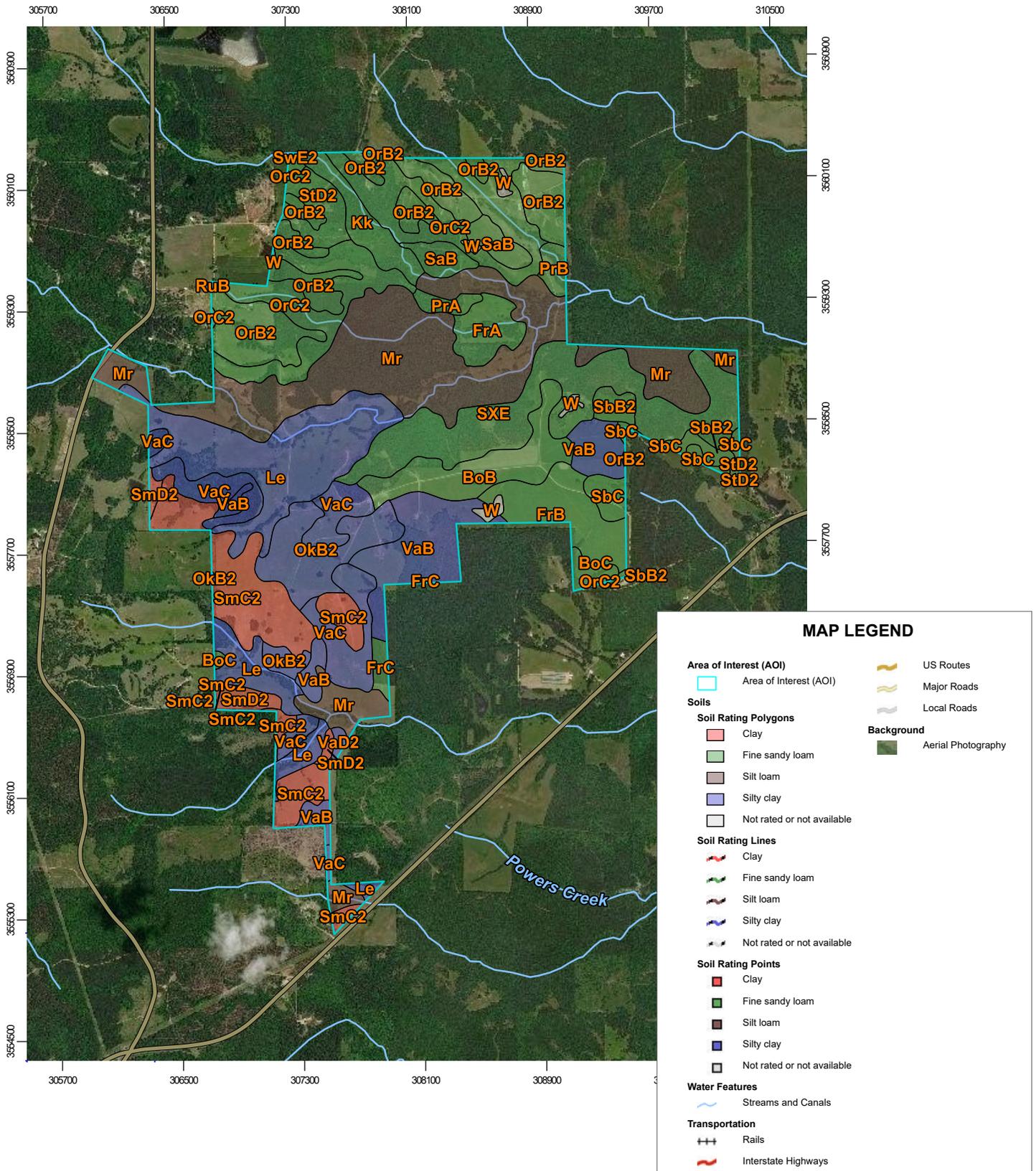
From Meridian

- Merge onto I-20 W/I-59 and drive for 3.2 miles
- Keep left at the fork to continue onto I-59 S, follow signs for Laurel/New Orleans for 14.4 miles
- Take exit 134 for MS-513 toward S Enterprise/Rose Hill for 0.3 miles
- Turn right onto MS-513 N and drive 8.9 miles
- Slight right onto MS-18 W and drive 0.7 miles
- Turn right onto Co Rd 1822 for 0.8 miles
- Turn right onto property

Showing Instructions: Contact the listing agent for more information.



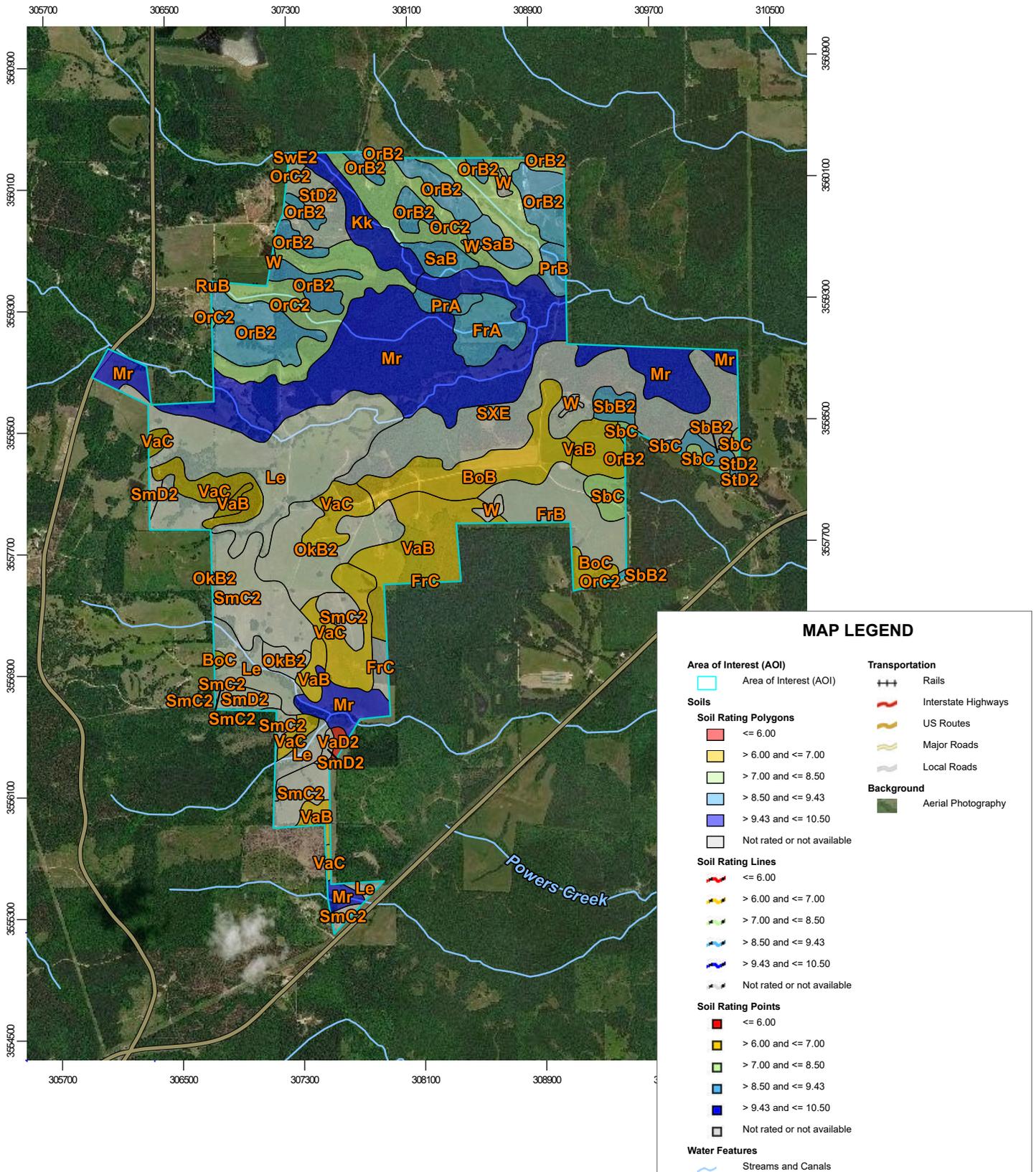
SOIL HEALTH - SURFACE TEXTURE MAP



SOIL HEALTH - SURFACE CHART

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boswell fine sandy loam, 2 to 5 percent slopes	Fine sandy loam	85.9	3.9%
BoC	Boswell fine sandy loam, 5 to 8 percent slopes	Fine sandy loam	12.2	0.6%
FrA	Freest fine sandy loam, 0 to 2 percent slopes	Fine sandy loam	38.1	1.7%
FrB	Freest fine sandy loam, 2 to 5 percent slopes	Fine sandy loam	73.4	3.4%
FrC	Freest fine sandy loam, 5 to 8 percent slopes	Fine sandy loam	9.5	0.4%
Kk	Kirkville-Mantachie complex	Fine sandy loam	41.2	1.9%
Le	Leeper silty clay, 0 to 2 percent slopes, occasionally flooded	Silty clay	236.1	10.8%
Mr	Marietta silt loam	Silt loam	404.8	18.5%
OkB2	Okolona clay, 1 to 3 percent slopes, eroded	Silty clay	90.3	4.1%
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	Fine sandy loam	171.4	7.8%
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	Fine sandy loam	211.5	9.7%
PrA	Prentiss fine sandy loam, 0 to 2 percent slopes	Fine sandy loam	11.3	0.5%
PrB	Prentiss fine sandy loam, 2 to 5 percent slopes	Fine sandy loam	12.6	0.6%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	Fine sandy loam	0.3	0.0%
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	Fine sandy loam	36.8	1.7%
SbB2	Shubuta fine sandy loam, 2 to 5 percent slopes, moderately eroded	Fine sandy loam	27.5	1.3%
SbC	Shubuta fine sandy loam, 5 to 8 percent slopes	Fine sandy loam	24.7	1.1%
SmC2	Sumter clay, 2 to 8 percent slopes, eroded	Clay	155.7	7.1%
SmD2	Sumter clay, 8 to 12 percent slopes, eroded	Clay	22.5	1.0%
StD2	Sweatman fine sandy loam, 8 to 17 percent slopes, eroded	Fine sandy loam	35.5	1.6%
SwE2	Sweatman-Smithdale complex, 8 to 20 percent slopes, eroded	Fine sandy loam	2.2	0.1%
SXE	Sweatman association, 5 to 35 percent slopes	Fine sandy loam	205.2	9.4%
VaB	Vaiden silty clay loam, 2 to 5 percent slopes	Silty clay	142.7	6.5%
VaC	Vaiden silty clay loam, 5 to 8 percent slopes	Silty clay	123.4	5.6%
VaD2	Vaiden silty clay loam, 8 to 12 percent slopes, eroded	Silty clay	3.6	0.2%
W	Water		11.0	0.5%

YIELDS OF NON-IRRIGATED CROPS MAP BAHIAGRASS

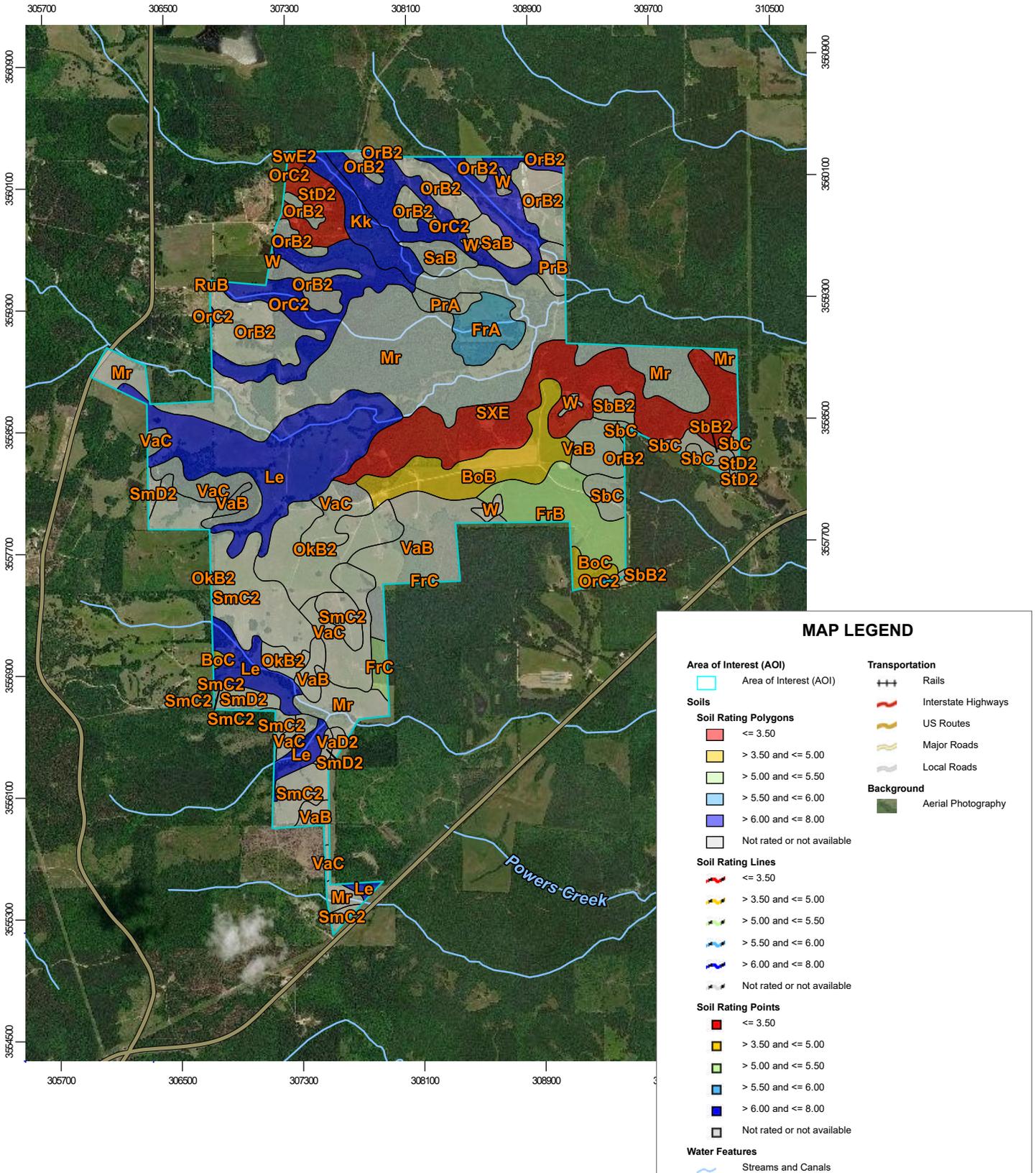


YIELDS OF NON-IRRIGATED CROPS

BAHIAGRASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boswell fine sandy loam, 2 to 5 percent slopes	7.00	85.9	3.9%
BoC	Boswell fine sandy loam, 5 to 8 percent slopes	6.50	12.2	0.6%
FrA	Freest fine sandy loam, 0 to 2 percent slopes	9.00	38.1	1.7%
FrB	Freest fine sandy loam, 2 to 5 percent slopes		73.4	3.4%
FrC	Freest fine sandy loam, 5 to 8 percent slopes		9.5	0.4%
Kk	Kirkville-Mantachie complex	10.00	41.2	1.9%
Le	Leeper silty clay, 0 to 2 percent slopes, occasionally flooded		236.1	10.8%
Mr	Marietta silt loam	10.50	404.8	18.5%
OkB2	Okolona clay, 1 to 3 percent slopes, eroded		90.3	4.1%
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded	9.00	171.4	7.8%
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	8.50	211.5	9.7%
PrA	Prentiss fine sandy loam, 0 to 2 percent slopes	9.00	11.3	0.5%
PrB	Prentiss fine sandy loam, 2 to 5 percent slopes	9.00	12.6	0.6%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	9.43	0.3	0.0%
SaB	Savannah fine sandy loam, 2 to 5 percent slopes	9.00	36.8	1.7%
SbB2	Shubuta fine sandy loam, 2 to 5 percent slopes, moderately eroded	9.00	27.5	1.3%
SbC	Shubuta fine sandy loam, 5 to 8 percent slopes	8.00	24.7	1.1%
SmC2	Sumter clay, 2 to 8 percent slopes, eroded		155.7	7.1%
SmD2	Sumter clay, 8 to 12 percent slopes, eroded		22.5	1.0%
StD2	Sweatman fine sandy loam, 8 to 17 percent slopes, eroded		35.5	1.6%
SwE2	Sweatman-Smithdale complex, 8 to 20 percent slopes, eroded		2.2	0.1%
SXE	Sweatman association, 5 to 35 percent slopes		205.2	9.4%
VaB	Vaiden silty clay loam, 2 to 5 percent slopes	6.50	142.7	6.5%
VaC	Vaiden silty clay loam, 5 to 8 percent slopes	6.50	123.4	5.6%
VaD2	Vaiden silty clay loam, 8 to 12 percent slopes, eroded	6.00	3.6	0.2%
W	Water		11.0	0.5%

YIELDS OF NON-IRRIGATED CROPS MAP BERMUDAGRASS



YIELDS OF NON-IRRIGATED CROPS

BERMUDAGRASS

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boswell fine sandy loam, 2 to 5 percent slopes	5.00	85.9	3.9%
BoC	Boswell fine sandy loam, 5 to 8 percent slopes	5.00	12.2	0.6%
FrA	Freest fine sandy loam, 0 to 2 percent slopes	6.00	38.1	1.7%
FrB	Freest fine sandy loam, 2 to 5 percent slopes	5.50	73.4	3.4%
FrC	Freest fine sandy loam, 5 to 8 percent slopes	5.50	9.5	0.4%
Kk	Kirkville-Mantachie complex	8.00	41.2	1.9%
Le	Leeper silty clay, 0 to 2 percent slopes, occasionally flooded	8.00	236.1	10.8%
Mr	Marietta silt loam		404.8	18.5%
OkB2	Okolona clay, 1 to 3 percent slopes, eroded		90.3	4.1%
OrB2	Ora fine sandy loam, 2 to 5 percent slopes, moderately eroded		171.4	7.8%
OrC2	Ora fine sandy loam, 5 to 8 percent slopes, eroded	8.00	211.5	9.7%
PrA	Prentiss fine sandy loam, 0 to 2 percent slopes		11.3	0.5%
PrB	Prentiss fine sandy loam, 2 to 5 percent slopes		12.6	0.6%
RuB	Ruston fine sandy loam, 2 to 5 percent slopes	5.49	0.3	0.0%
SaB	Savannah fine sandy loam, 2 to 5 percent slopes		36.8	1.7%
SbB2	Shubuta fine sandy loam, 2 to 5 percent slopes, moderately eroded		27.5	1.3%
SbC	Shubuta fine sandy loam, 5 to 8 percent slopes		24.7	1.1%
SmC2	Sumter clay, 2 to 8 percent slopes, eroded		155.7	7.1%
SmD2	Sumter clay, 8 to 12 percent slopes, eroded		22.5	1.0%
StD2	Sweetman fine sandy loam, 8 to 17 percent slopes, eroded	3.50	35.5	1.6%
SwE2	Sweetman-Smithdale complex, 8 to 20 percent slopes, eroded	3.50	2.2	0.1%
SXE	Sweetman association, 5 to 35 percent slopes	3.50	205.2	9.4%
VaB	Vaiden silty clay loam, 2 to 5 percent slopes		142.7	6.5%
VaC	Vaiden silty clay loam, 5 to 8 percent slopes		123.4	5.6%
VaD2	Vaiden silty clay loam, 8 to 12 percent slopes, eroded		3.6	0.2%
W	Water		11.0	0.5%







114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

2,180 ± Acres • Large Cattle Ranch in Mississippi

2,100 SF 3 bedroom cabin • 1,384 SF bunkhouse • 3,700 SF covered equipment shed, and 2 sets of cattle working facilities
Gently rolling topography with approximately 1,088 acres of cleared pasture land

Visit SVNsaunders.com and search for: Rose Hill

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