



FOR SALE

Peter Rabbit Farm

1829 +/- acres

Bolivar, Coahoma & Sunflower Counties, Mississippi

G A Robinson Land Co. LLC and Madison Properties, Inc are the Exclusive Agents for the property described herein. This brochure and all information contained herein 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. Agents assume no liability as to errors, omissions or investment results.

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FOR APPOINTMENT PLEASE CONTACT
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PETER RABBIT FARM

Bolivar, Coahoma & Sunflower Counties, MS

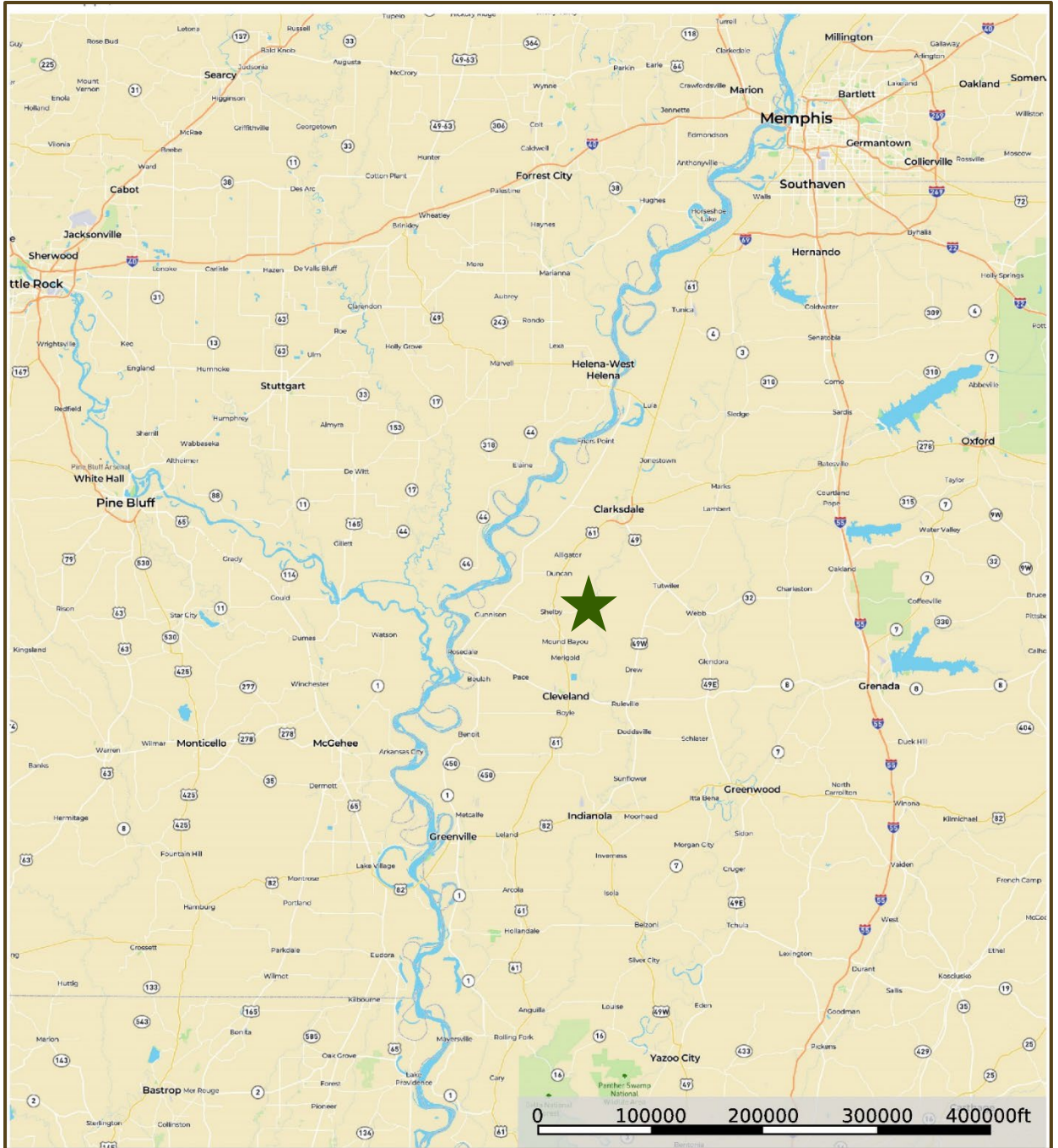
THE PROPERTY:	Located in Bolivar, Coahoma & Sunflower Counties, Mississippi
	One contiguous tract of highly productive farmland in the Mississippi Delta
LOCATION:	Approximately 5.5 miles northeast of Shelby; 11 miles southwest of Tutwiler
ACCESS:	Hwy 61 to Burroughs Rd to dedicated and recorded easement
FRONTAGE:	7+ miles on Huspuckena & Sunflower Rivers
CROPLAND:	1,512 acres (FSA) 1,001 irrigated acres
FARM LEASE:	1 year lease at \$200 per cultivated acre
IMPROVEMENTS:	4 irrigation wells 3 center pivots: <ul style="list-style-type: none"> • East 2,100 ft • Center 3,025 ft • West 1,735 ft 7 grain bins (70,000 bushels total)
FSA INFO:	Farm # 3060, Tracts 6924, 7495, 7496 & 7497
LANDID LINK:	https://id.land/ranching/maps/6f9debf47f3bd02c007e4f3d877c1c08/share
GPS COORDINATES:	Lat 33.9875 Lon -90.6559
ASKING PRICE:	\$10,750,000
LISTING AGENTS:	Co-listed by G. A. Robinson Land Company LLC & Madison Properties, Inc.
SHOWINGS:	Available by appointment only

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PETER RABBIT FARM

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LOCATION MAP

PETER RABBIT FARM

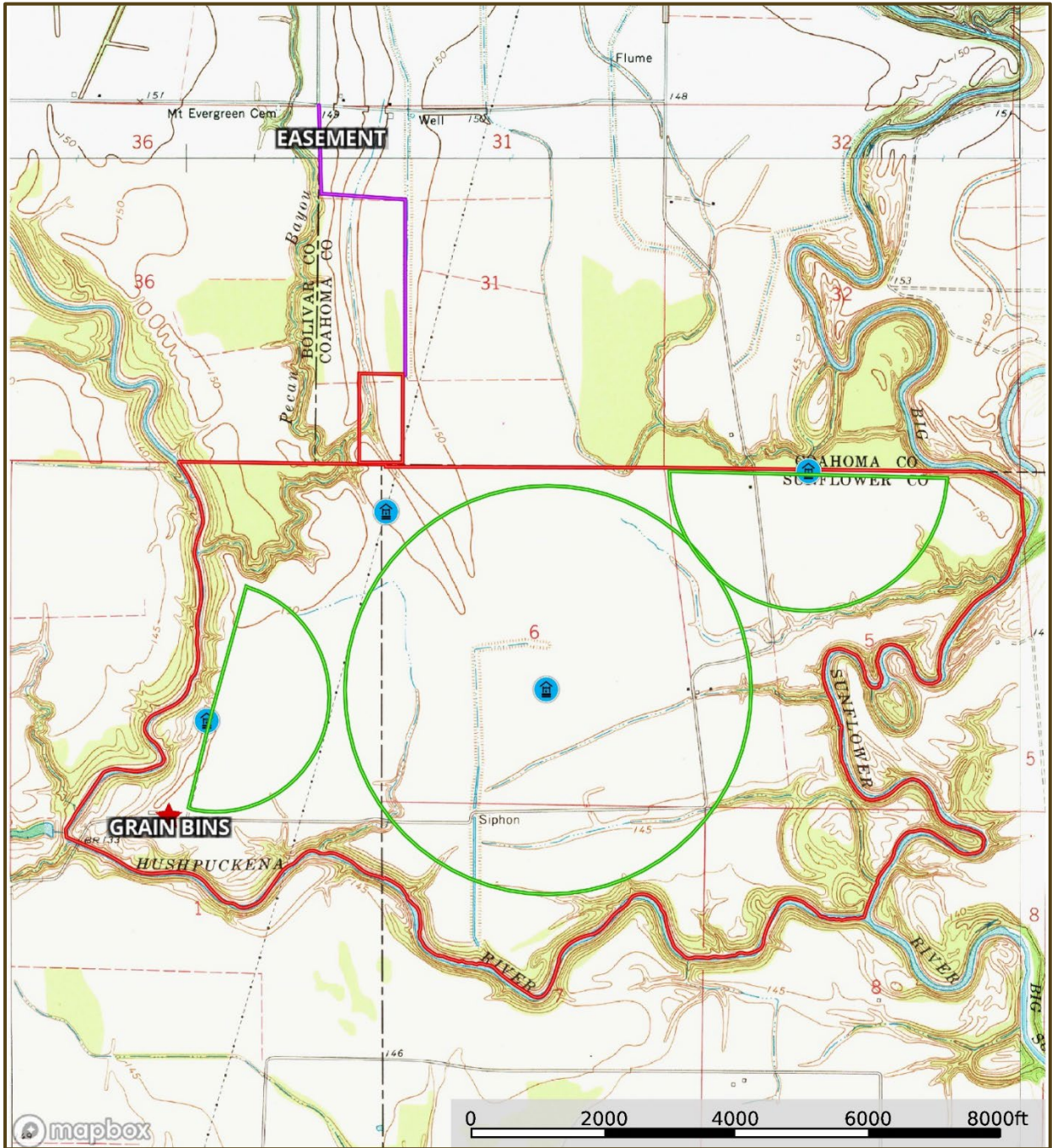
Bolivar, Coahoma & Sunflower Counties, MS



AERIAL PHOTO

PETER RABBIT FARM

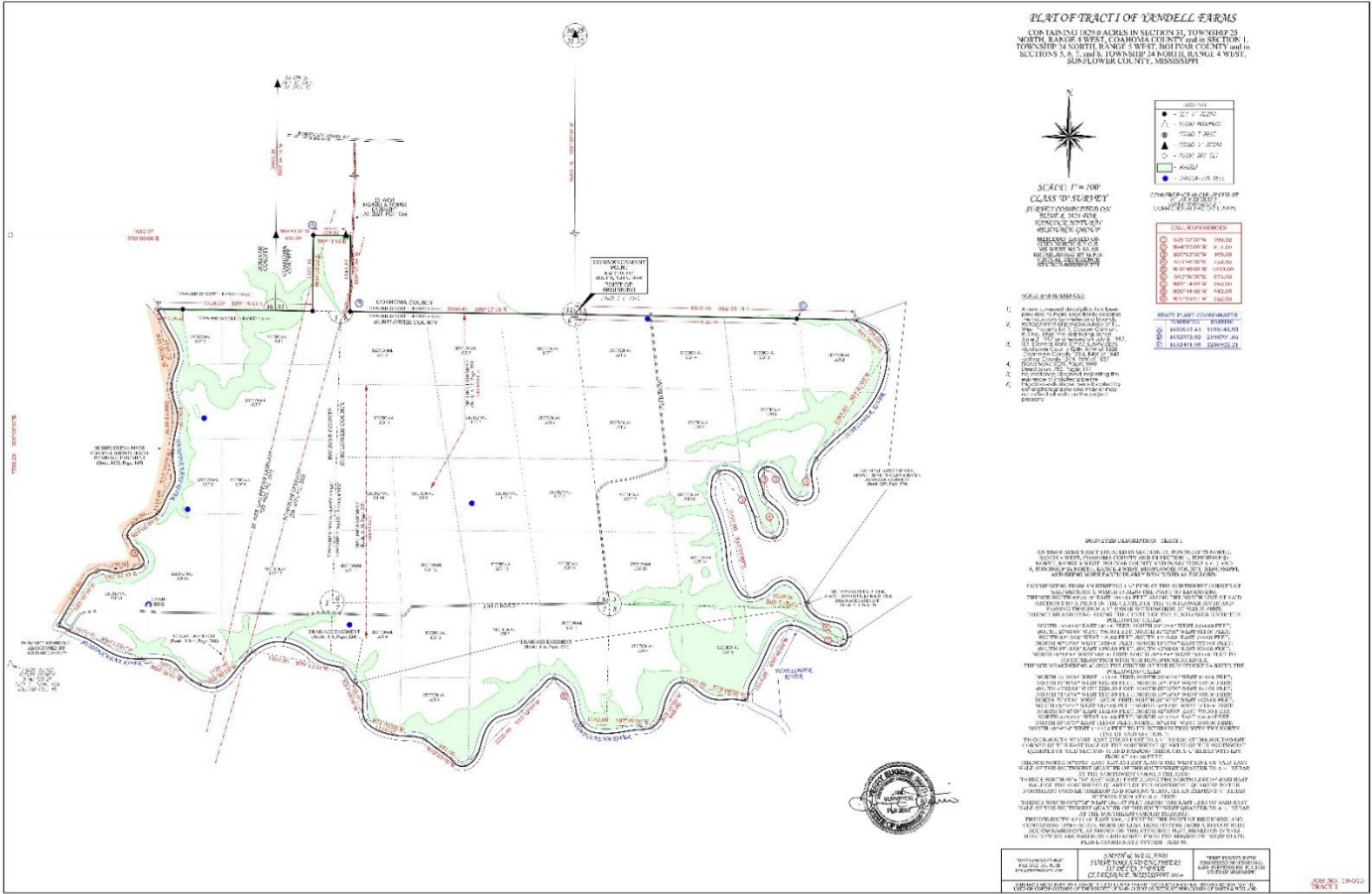
Bolivar, Coahoma & Sunflower Counties, MS



TOPO MAP

PETER RABBIT FARM

Bolivar, Coahoma & Sunflower Counties, MS



SURVEY

MISSISSIPPI
COAHOMA



United States Department of Agriculture
Farm Service Agency

FARM : 3060

Prepared : 3/21/23 1:21 PM CST

Form: FSA-156EZ

Crop Year : 2023

See Page 8 for non-discriminatory Statements.

Abbreviated 156 Farm Record

Operator Name : TALLEY PLANTING CO
 CRP Contract Number(s) : None
 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
3,427.29	3,126.60	3,126.60	0.00	0.00	0.00	0.00	0.0	Active	9
State Conservation	Other Conservation	Effective DCP Cropland		Double Cropped		CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	3,126.60		192.60		0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	WHEAT, OATS, SORGH, SUP, RICE-LGR

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Wheat	346.10	0.00	46	
Oats	6.90	0.00	51	
Grain Sorghum	198.80	0.00	62	
Soybeans	1,151.40	0.00	37	66
Seed Cotton	1,004.20	0.00	2458	
Rice-Long Grain	517.80	0.00	7775	
TOTAL	3,225.20	0.00		

NOTES

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Tract Number : 6924

Description : J-20,S6,7,8, T24N R4W ROUNDWAY PETER RABBIT
 FSA Physical Location : MISSISSIPPI/SUNFLOWER
 ANSI Physical Location : MISSISSIPPI/SUNFLOWER
 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 : GOOSE POND AG INC
 Other Producers : None
 Recon ID : None

Abbreviated 156 Farm Record

Tract Land Data

Tract 6924 Continued ...

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
440.14	351.59	351.59	0.00	0.00	0.00	0.00	0.0
0.00	0.00	351.59	21.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	112.10	0.00	46
Grain Sorghum	0.60	0.00	62
Soybeans	109.40	0.00	37
Rice-Long Grain	135.40	0.00	7775
TOTAL	357.50	0.00	

NOTES

Tract Number : 7495

Description : I-19,20, S 6 & 7 T 24N R 4W SHELBY PETER RABBIT
FSA Physical Location : MISSISSIPPI/BOLIVAR
ANSI Physical Location : MISSISSIPPI/BOLIVAR
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 : GOOSE POND AG INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
716.85	619.21	619.21	0.00	0.00	0.00	0.00	0.0
0.00	0.00	619.21	26.20	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Wheat	209.30	0.00	46

MISSISSIPPI
COAHOMA
Form: FSA-156EZ



FARM : 3060
Prepared : 3/21/23 1:21 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract 7495 Continued ...

Grain Sorghum	1.00	0.00	62
Soybeans	178.70	0.00	37
Rice-Long Grain	256.40	0.00	7775
TOTAL	645.40	0.00	

NOTES

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Tract Number : 7496

Description : J-20 PETER RABBIT
FSA Physical Location : MISSISSIPPI/SUNFLOWER
ANSI Physical Location : MISSISSIPPI/SUNFLOWER
BIA Unit Range Number :
HEL Status : HEL determinations not completed for all fields on the tract
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GOOSE POND AG INC
Other Producers : None
Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
358.63	357.79	357.79	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	357.79	29.30	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	1.60	0.00	62
Soybeans	285.70	0.00	37
Rice-Long Grain	82.40	0.00	7775
TOTAL	369.70	0.00	

NOTES

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MISSISSIPPI
COAHOMA
Form: FSA-156EZ



FARM : 3060
Prepared : 3/21/23 1:21 PM CST
Crop Year : 2023

Abbreviated 156 Farm Record

Tract Number : 7497

Description : J-20 PETER RABBIT
FSA Physical Location : MISSISSIPPI/SUNFLOWER
ANSI Physical Location : MISSISSIPPI/SUNFLOWER
BIA Unit Range Number :
HEL Status : NHEL: No agricultural commodity planted on undetermined fields
Wetland Status : Tract does not contain a wetland
WL Violations : None
Owners : GOOSE POND AG INC
Other Producers : None
Recon ID : None

Tract Land Data

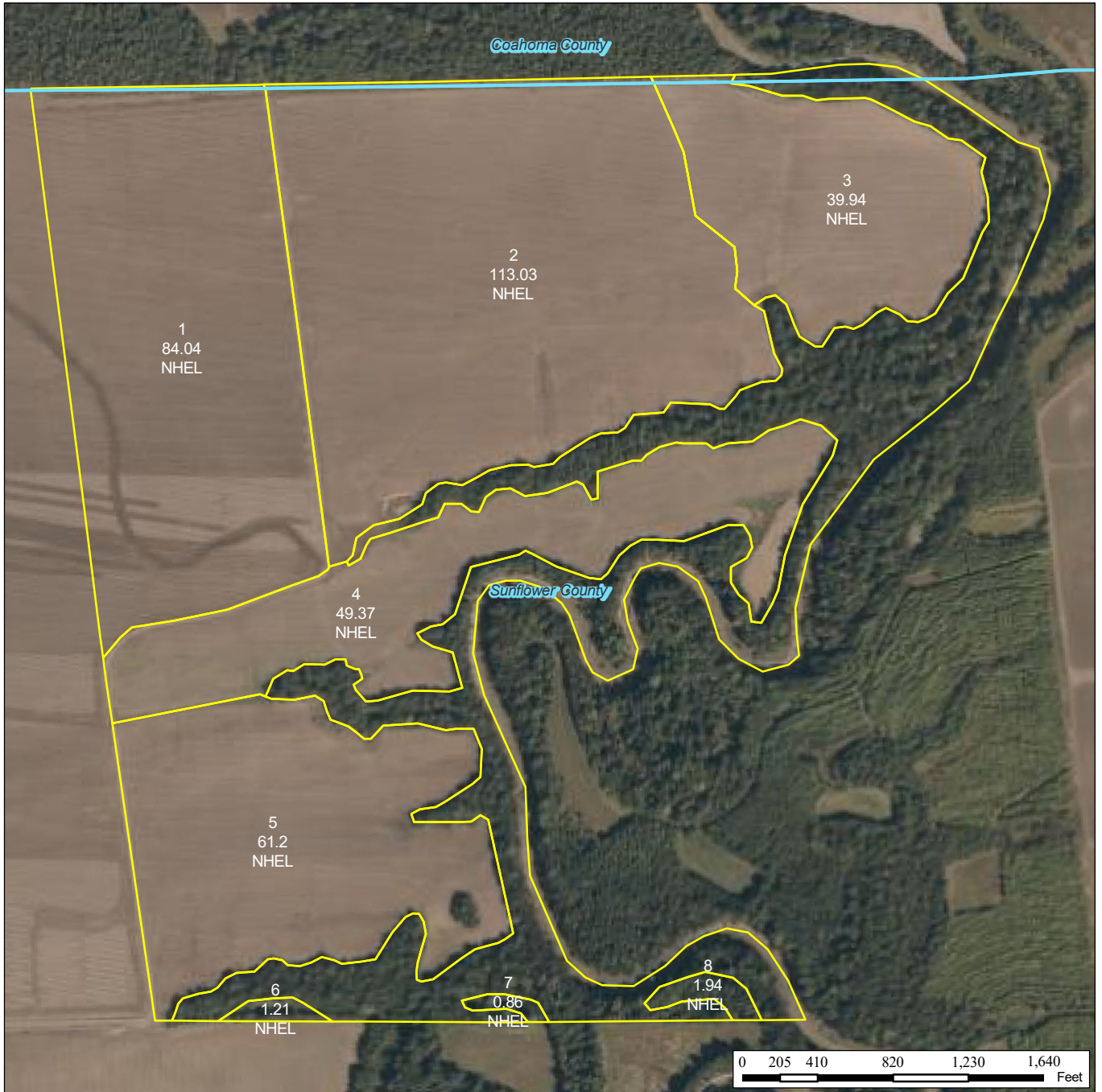
Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
296.95	184.21	184.21	0.00	0.00	0.00	0.00	0.0
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	184.21	15.50	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Grain Sorghum	0.80	0.00	62
Soybeans	150.40	0.00	37
Rice-Long Grain	43.60	0.00	7775
TOTAL	194.80	0.00	

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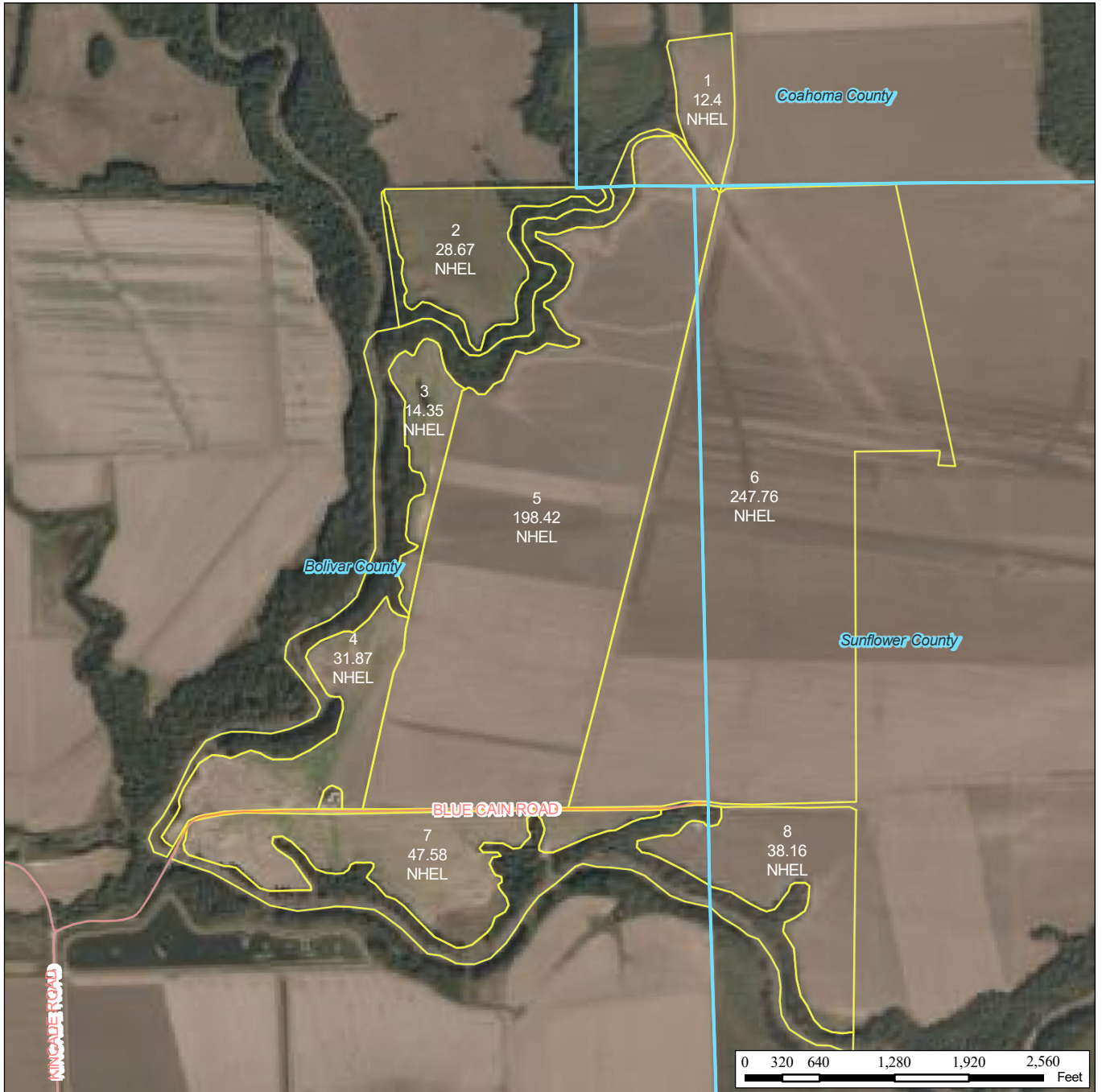


Farm: 3060 Printed Date: June 30, 2022
Tract: 6924 Photography Date: 2021

For COMPLIANCE, unless otherwise noted:
IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU='NP' for Peanuts(RUN), IU='FH' for FAVs; For Grass/Mixed Forage: IU='FG' if Hayland, 'GZ' of (P)astureland, 'LS' if Left Standing; Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Wetland Determination Identifiers
 ! (Restricted use
 * Limited Restrictions
 ■ Exempt from Conservation Compliance Provisions

Notice: For acreage reporting purposes, a map notated with mandatory producer-supplied crop information is required to be provided by the final reporting date. Specific FSA programs require all cropland on all farms to be reported. Electronic data sharing of ACRSI-approved crops and common data elements with AIPs began in 2016 and happens automatically for producers when a crop insurance policy is in force. Producers must still visit FSA and insurance agents to verify and sign acreage reporting documents by the final reporting date.
 Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

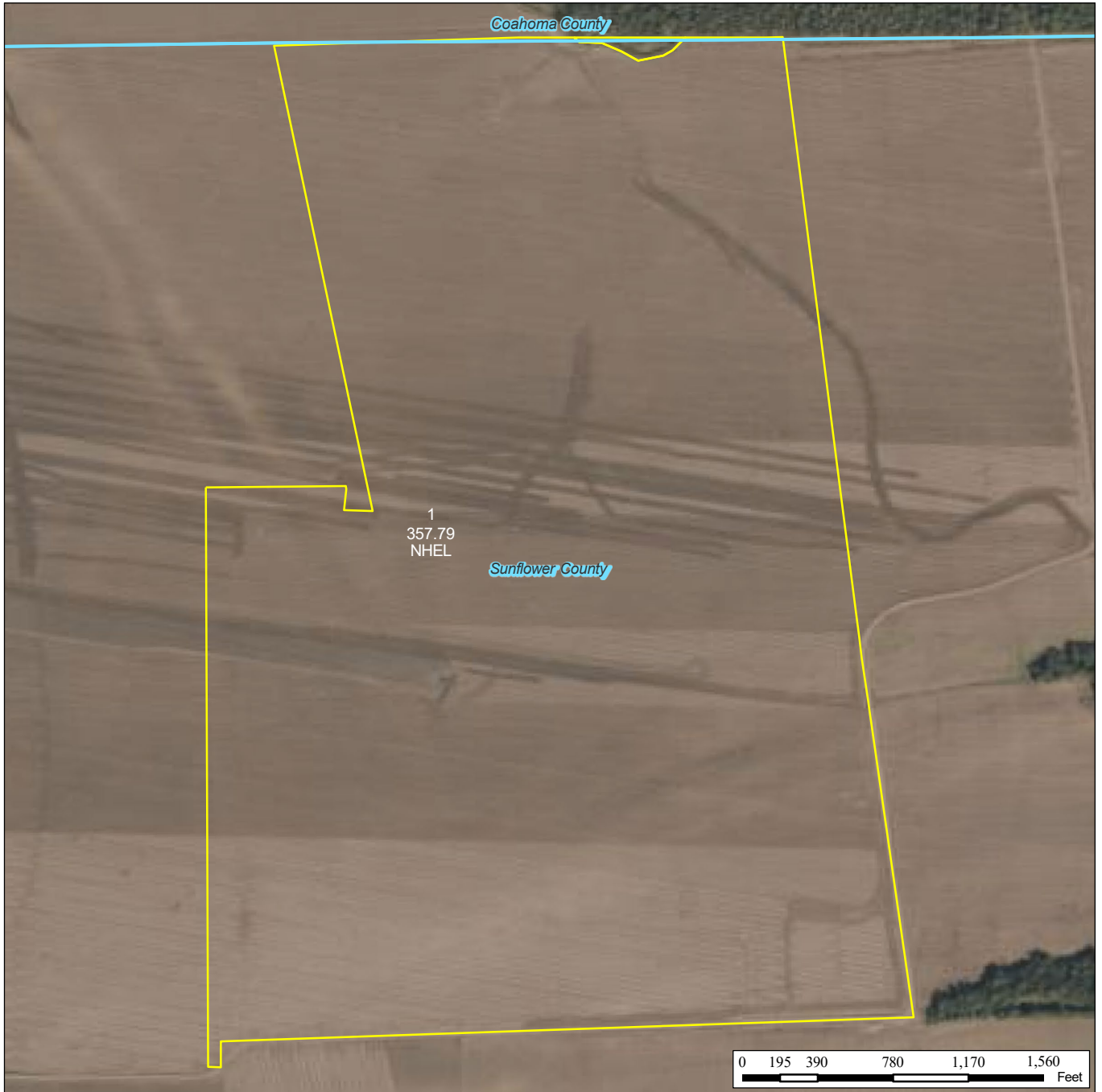


Farm: 3060 Printed Date: June 30, 2022
Tract: 7495 Photography Date: 2021

For COMPLIANCE, unless otherwise noted:
IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU='NP' for Peanuts(RUN), IU='FH' for FAVs; For Grass/Mixed Forage: IU='FG' if Hayland, 'GZ' of (P)astureland, 'LS' if Left Standing; Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

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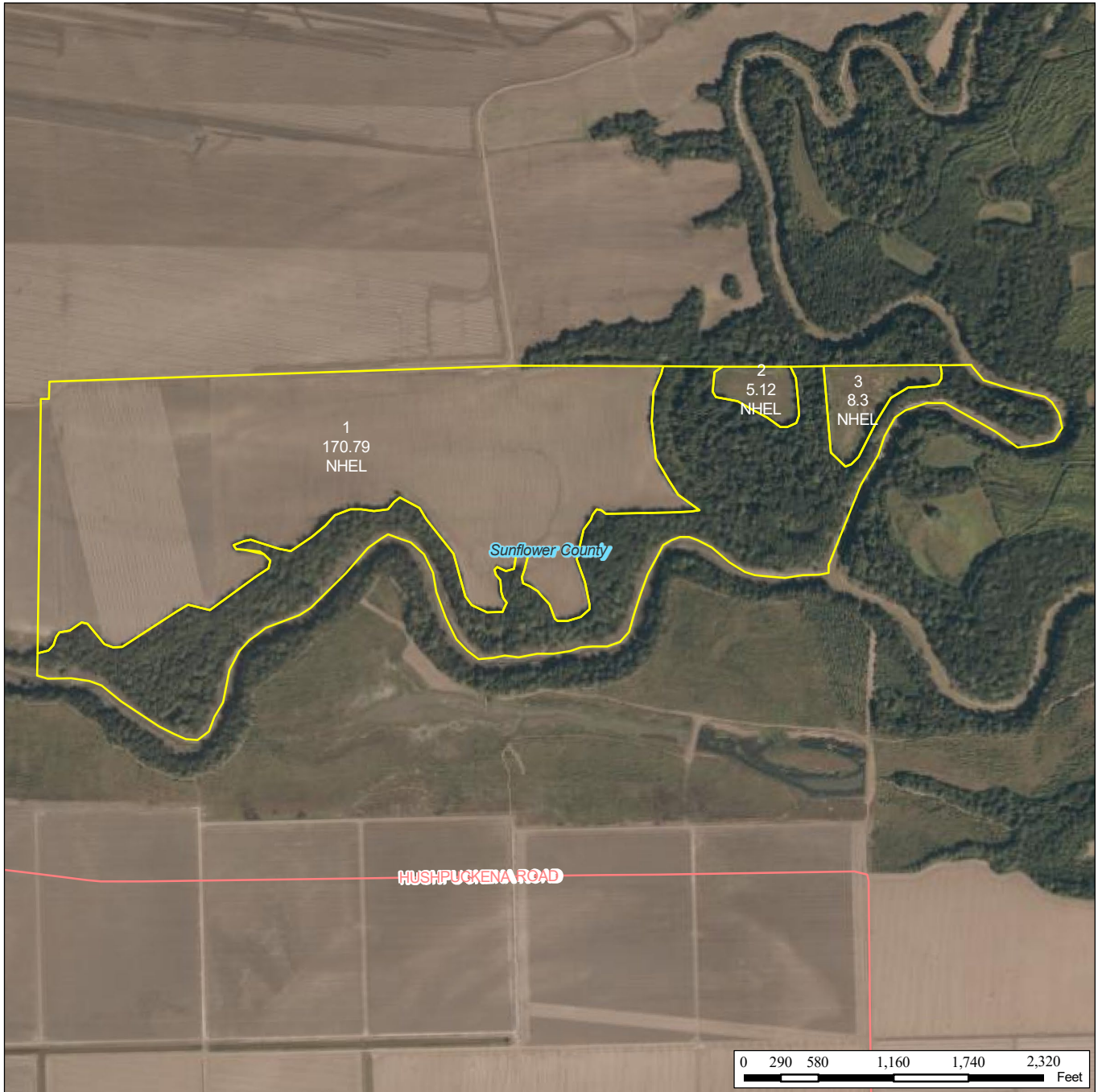


Farm: 3060 Printed Date: June 30, 2022
 Tract: 7496 Photography Date: 2021

For COMPLIANCE, unless otherwise noted:
 IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR),
 Corn(YEL), Grain Sorghum(GRS), Soybeans(COM);
 IU='NP' for Peanuts(RUN), IU='FH' for FAVs;
 For Grass/Mixed Forage: IU='FG' if Hayland,
 'GZ' of (P)astureland, 'LS' if Left Standing;
 Crop Status=Initial; Irrigation Practice='N' except for
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Tract: 7497 Photography Date: 2021

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Fn	Forestdale silty clay loam, 3 to 7 percent slopes	40.97	2.2%		llw	6.5	50	600		130		35	9		40
Ac	Alligator clay, 3 to 7 percent slopes	25.87	1.4%		lle	6.5		550		9	6	30	9	45	47
W	Water	22.51	1.2%												
W	Water	20.30	1.1%												
Sm	Sharkey clack soils, 0 to 3 percent slopes (sharkey, crevasse)	18.46	1.0%		lle	6.5		600		10		35	9		47
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	8.13	0.4%		llw	6.5	50	600		130		35	9		40
Sb	Sharkey clay, 0.5 to 3 percent slopes, rarely flooded	8.02	0.4%		lvw	6.5		612.5		10		36.2	9		46.5
Aa	Alligator clay, 0 to 0.5 percent slopes	7.28	0.4%		llw	6.5		600		9	130	7.5	35	9	45
Ab	Alligator clay, 0.5 to 3 percent slopes	7.28	0.4%		lle	6.5		550		9	6	30	9	45	47
Ag	Alligator silty clay, 0.5 to 3 percent slopes	6.96	0.4%		lle	6.5		550		9	6	30	9	45	47
Dt	Dundee very fine sandy loam, 3 to 7 percent slopes, rarely flooded	6.77	0.4%		lve		70	600		8		30	8.5		
Sk	Sharkey very fine sandy loam, 0 to 3 percent slopes, overwash phase	6.14	0.3%		lle	6.5		600		10		35	9		47
Da	Dowling clay (sharkey)	5.86	0.3%		vw	4.2									
Ac	Alligator clay, 3 to 7 percent slopes	5.66	0.3%		lle	6.5		550		9	6	30	9	45	47
Sc	Sharkey clay, 3 to 7 percent slopes, moderately eroded, rarely flooded	5.07	0.3%		lle	6.5		600		10		35	9		47
Dc	Dowling soils, overwash phases (sharkey)	3.90	0.2%		lvw	4.5						30			45
Aa	Alligator clay, 0 to 0.5 percent slopes	3.39	0.2%		llw	6.5		600		9	130	7.5	35	9	45

Sa	Sharkey clay, 0 to 0.5 percent slopes, rarely flooded	3.34	0.2%		Illw	6.5		650	10	130		40	9		45
Sd	Sharkey clay, 7 to 10 percent slopes	2.48	0.1%		Ille	6.5		600	10			35	9		47
Sn	Sharkey clack soils, 3 to 7 percent slopes (sharkey, crevasse)	1.49	0.1%		Ille	6.5		600	10			35	9		47
W	Water	0.31	0.0%												
Weighted Average					*	5.7	1.6	410.8	6.4	18.4	2.8	23.4	6.4	20.4	32.8

*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.

Soils data provided by USDA and NRCS.

PETER RABBIT FARM

1829 +/- acres

Bolivar, Coahoma & Sunflower Counties, Mississippi

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