



**For Sale**  
**251 +/- Acres**  
**Madison County, MS**

**DEVELOPMENT POTENTIAL!!**  
**GREAT PRICE!!**

**Location:** Approximately one mile north of Hwy 22, East of Flora

**Price:** \$1,255,000 (\$5,000/acre)

**Access:** Great paved road access, Cane Creek Rd. and Harris Rd.

**Other:** Development Potential! Rolling agricultural land; large oak trees; easily converted to pastureland; great paved road access; 10 minutes from Madison, MS.



**P.O. Box 751 • Madison, Mississippi 39130**  
**Phone: 601-853-0032 • Fax: 601-898-1222**

All information is deemed reliable but not guaranteed. Subject to price change or retraction from the market. Madison Properties, Inc. is an agent of the Seller.

# Aerial Map



Maps provided by:



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**3-8N-1W**  
**Madison County**  
**Mississippi**

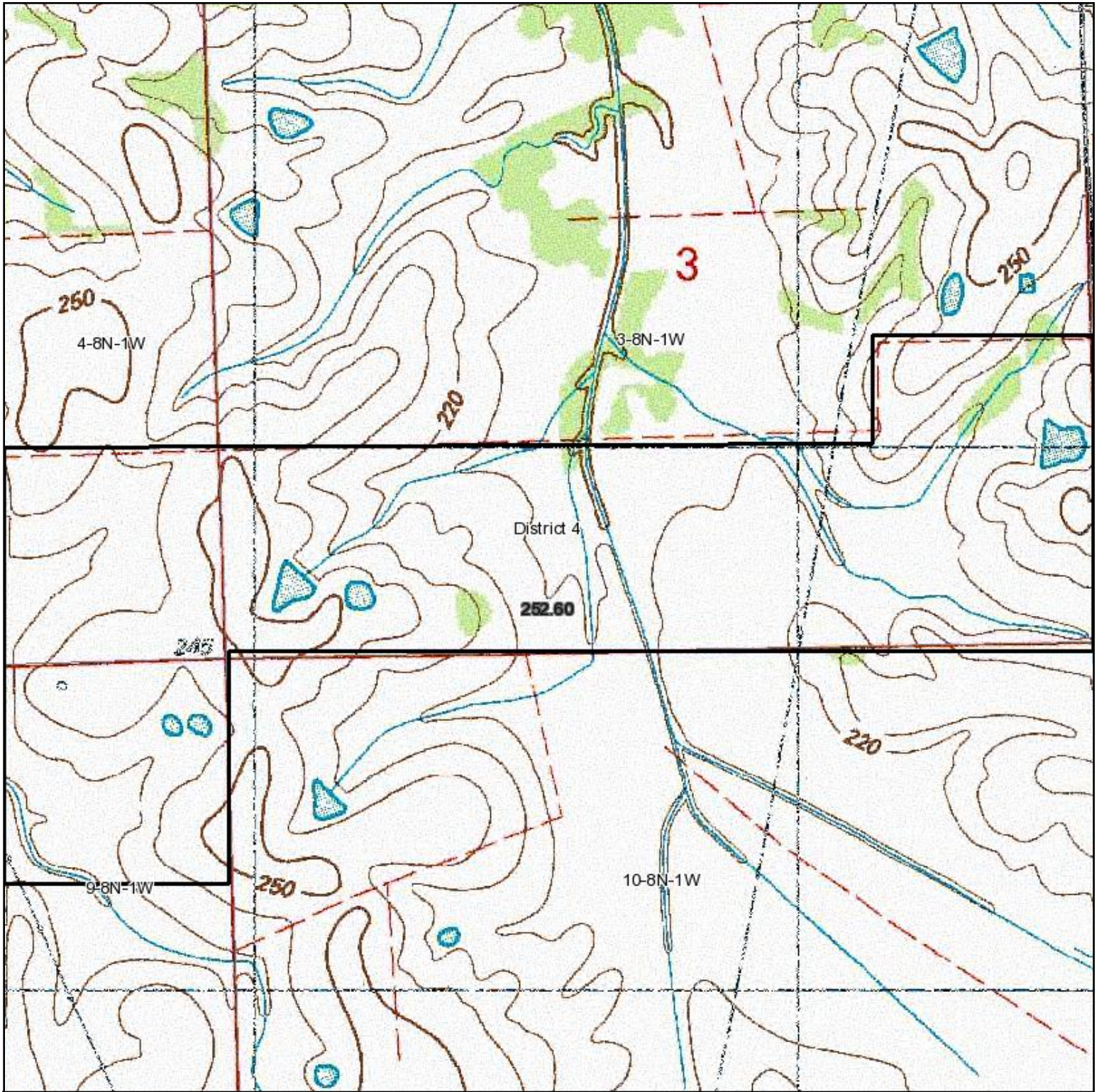
map center: 32° 33' 44.58, 90° 17' 20.85

scale: 11477



5/13/2011

# Topography Map



Maps provided by:



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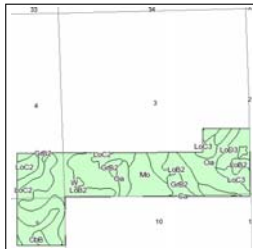
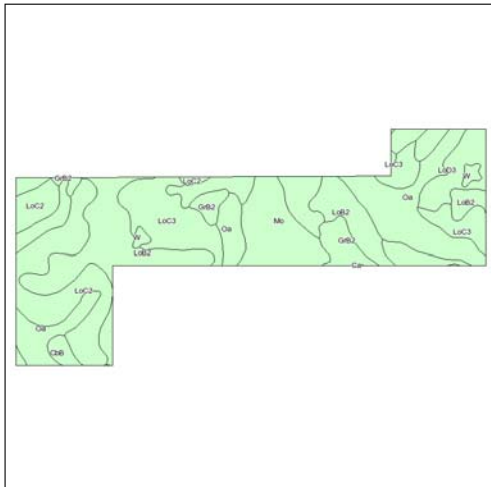
map center: 32° 33' 44.58, 90° 17' 20.85

scale: 11477



5/13/2011

**Soils Map**



State: **Mississippi**  
 County: **Madison**  
 Location: **003-008N-001W**  
 Township: **District 4**  
 Acres: **252.6**  
 Date: **5/13/2011**



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Bahiagrass	Common bermudagrass	Corn	Cotton lint	Grass legume hay	Improved bermudagrass	Oats	Pasture	Rice Irrigated	Soybeans	Sweet potatoes	Tall fescue	Tobacco	Wheat
LoB2	Loring silt loam, 2 to 5 percent slopes, eroded	53.7	21.2%	Ile			95	750					8	40				50
Oa	Oaklimer silt loam	50.2	19.9%	Ilw			9	95		11				40		10		40
LoC2	Loring silt loam, 5 to 8 percent slopes, eroded	41.2	16.3%	IIle				85	700				7.5	35				45
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded	39.3	15.5%	IVe				85	700				7.5	35				45
Mo	Morganfield silt loam	22.8	9.0%	Ilw	9.5		115	950		12	75			45		10		
LoD3	Loring silt loam, 8 to 12 percent slopes, severely eroded	14.8	5.9%	Vle			75	600					7	25				40
Ar	Ariel silt loam	13.6	5.4%	Ilw			110	800		11				40		10		40
GrB2	Grenada silt loam, 2 to 5 percent slopes, eroded	11.7	4.6%	Ile			75	600	4					35		7.5	2550	
CbB	Calloway silt loam, 1 to 3 percent slopes	2.9	1.1%	Ile			6.5	90	700					38		8.5		35
W	Water	2.4	1.0%															
<b>Weighted Average</b>					<b>0.9</b>	<b>1.9</b>	<b>91.2</b>	<b>730.3</b>	<b>0.2</b>	<b>4.3</b>	<b>6.8</b>	<b>4.5</b>	<b>0</b>	<b>37.3</b>	<b>0</b>	<b>3.9</b>	<b>117.3</b>	<b>37.8</b>

