



**Sartain's Heritage**  
Properties, LLC.  
[www.sartainheritage.com](http://www.sartainheritage.com)

**Farm, Timber & Recreational Land Brokerage**

106 First Choice Dr. Madison, MS 39110

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**Property:** Elmwood Plantation comprised of 427.11 surveyed land acres with 389.29 of those acres being in cultivation. This property offers excellent soil complexes capable of growing a variety of crops found in the region. Located near the town of Cruger, Holmes County Mississippi. The farm fronts on highway 49 giving easy access for harvest exports and short haul distances to terminals. The farm is 77% irrigated by three irrigation wells, with 60% of the irrigation being under pivot and 40% being furrow. Onsite farm drainage is excellent, the farm is in flood zone AE 100, which classifies the farm with a 1% chance of annual flooding. This region is well drained from seasonal rain events. Elmwood offers solid yields, quality soil, good drainage and access, making this a straightforward investment property priced competitively.

**Soils capacity:** 2.73 CAP / NCCPI 74.43 – see attached soil map

**Improvements:**

- 1- 20hp electric submersible well
- 1- 60hp electric vertical well
- 1- 60hp shaft driven turbine well
- 1,635ft Valley center pivot

**Crop Base:** Seed Cotton 355.90 acre – PLC yield 2608

**Yield Average:** (3year)

- Cotton: 1,099lb
- Corn: 180bu
- Soybean: 74bu

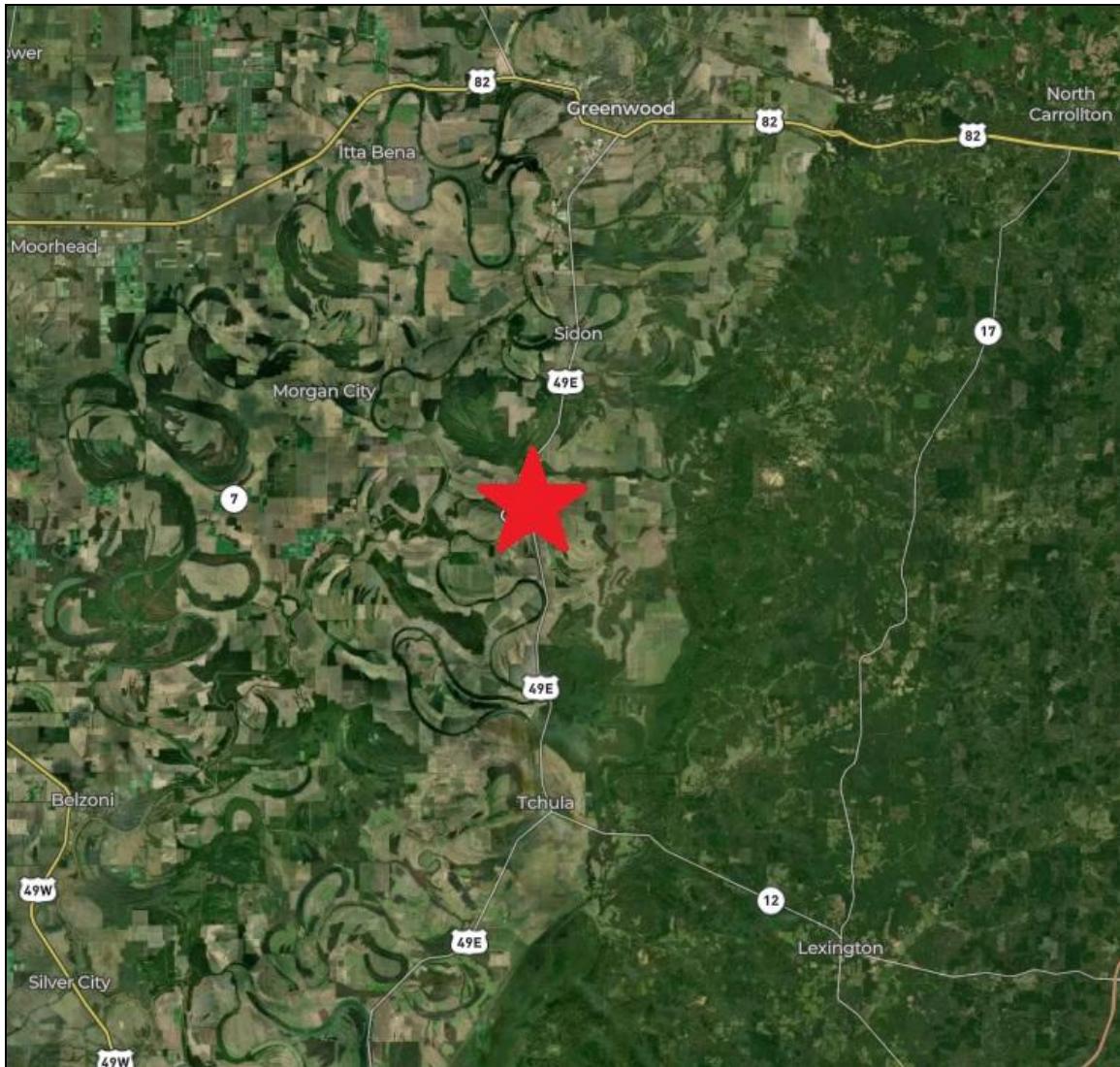
**Lease:** \$220 per crop acre annually

**Taxes:** \$10,757 based on 2024

**Price:** \$2,255,000.00

**Contact:** Jacob Sartain 662-836-6048 or [Jsartain@sartainheritage.com](mailto:Jsartain@sartainheritage.com)

## LOCATOR MAP



## BOUNDARY MAP



## IMPROVEMENT MAP



## SOILS MAP



| All Polygons 429.06 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
DdA	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	173.67	40.48	0	88	2w
DeA	Dundee silty clay loam, 0 to 2 percent slopes, rarely flooded	70.21	16.36	0	85	2e
Ar	Alligator silty clay loam, occasionally flooded	62.11	14.48	0	44	4w
Te	Tensas silty clay loam, 0 to 1 percent slopes, occasionally flooded	52.31	12.19	0	73	3w
DbA	Dubbs silt loam, 0 to 2 percent slopes, rarely flooded	35.14	8.19	0	90	2e
Do	Dowling clay, frequently flooded	26.27	6.12	0	8	7w
DbB	Dubbs silt loam, 2 to 5 percent slopes	9	2.1	0	90	2e
Mo	Morganfield silt loam, 0 to 2 percent slopes, occasionally flooded	0.35	0.08	0	77	2w
<b>TOTALS</b>		<b>429.06(*)</b>	<b>100%</b>	<b>-</b>	<b>74.61</b>	<b>2.72</b>

(\*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.





