

Houston Farm  
Houston Road  
Sumner, MS 38957

**\$565,000**  
115± Acres  
Tallahatchie County



# Houston Farm

## Sumner, MS / Tallahatchie County

### SUMMARY

#### Address

Houston Road

#### City, State Zip

Sumner, MS 38957

#### County

Tallahatchie County

#### Type

Farms

#### Latitude / Longitude

33.962752 / -90.301436

#### Taxes (Annually)

2500

#### Acreage

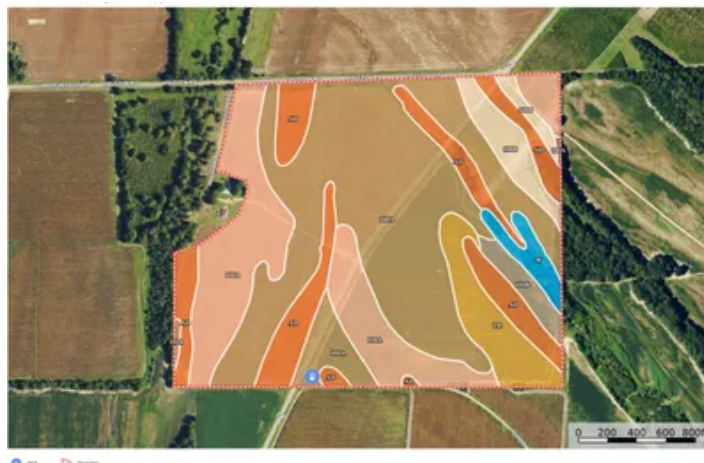
115

#### Price

\$565,000

#### Property Website

<https://www.mossyoakproperties.com/property/houston-farm-tallahatchie-mississippi/67049/>



boundary 118.88 ac

CODE	SOIL DESCRIPTION	ACRES	%	CPI	MOCP
IdA	Dundee silt loam, 0 to 2 percent slopes, rarely flooded	54.06	45.47	0	88
IbA	Dubbs very fine sandy loam, 0 to 2 percent slopes	26.09	21.94	0	90
Ad	Alligator clay, depressional	19.78	16.64	0	49
Fr	Forestdale silty clay loam, 0 to 3 percent slopes	7.75	6.52	0	65
IbB	Dubbs very fine sandy loam, 2 to 5 percent slopes	5.69	4.79	0	90
W	Water	2.81	2.36	0	-
IdB	Dundee silt loam, 2 to 5 percent slopes, moderately eroded, rarely flooded	2.7	2.27	0	82
TALS		118.88 (*)	100%	-	78.32

all acres may differ in the second decimal compared to the sum of each acreage soil. This is a round error because we only show the acres of each soil with two decimal.



## **PROPERTY DESCRIPTION**

### **Houston Farm: Prime Agricultural Land with Irrigation and Conservation Reserve Acres**

Discover the potential of the Houston Farm, a versatile agricultural property spanning approximately 115 acres. This productive farmland is ideal for investors or farmers looking to expand their crop portfolio with excellent irrigation resources and rich soil diversity.

### **Property Highlights:**

- **Total Acreage:** ~115 acres
  - **Crop Production:** 94.28 acres actively used for crop production.
  - **Conservation Reserve Program:** 12.66 acres enrolled, adding value through conservation efforts.
- **Irrigation Features:**
  - **Irrigation Well:** Located on the east side of the highway with a submersible pump.
  - **Furrow Irrigation:** The east field is landformed for efficient furrow irrigation, optimizing crop growth and yield.
- **Crop History:** Most recently planted in soybeans (2024 crop year), with a strong history of corn and cotton production.

### **Soil Composition:**

- **Class I - Dubbs Very Fine Sandy Loam:** 22.1%
- **Class II - Dundee Silt Loam and Dubbs Very Fine Sandy Loam:** 50.3%
- **Class III - Alligator Clay, Forestdale Silty Clay Loam, and Dundee Silt Loam:** 25.3%

This farm offers a unique opportunity to invest in fertile, well-maintained land equipped with modern irrigation solutions and diverse soil types. Whether you're looking to expand your operations or invest in prime agricultural land, the Houston Farm provides a solid foundation for productive farming.

Darrell Bullock, ARA, MAI, SRA

Managing Broker

Mossy Oak Properties, Bottomland Real Estate - The Delta

Cell 662 - 392 -3010

Office [662 624 8282](tel:6626248282)

[dbullock@mossyoakproperties.com](mailto:dbullock@mossyoakproperties.com)



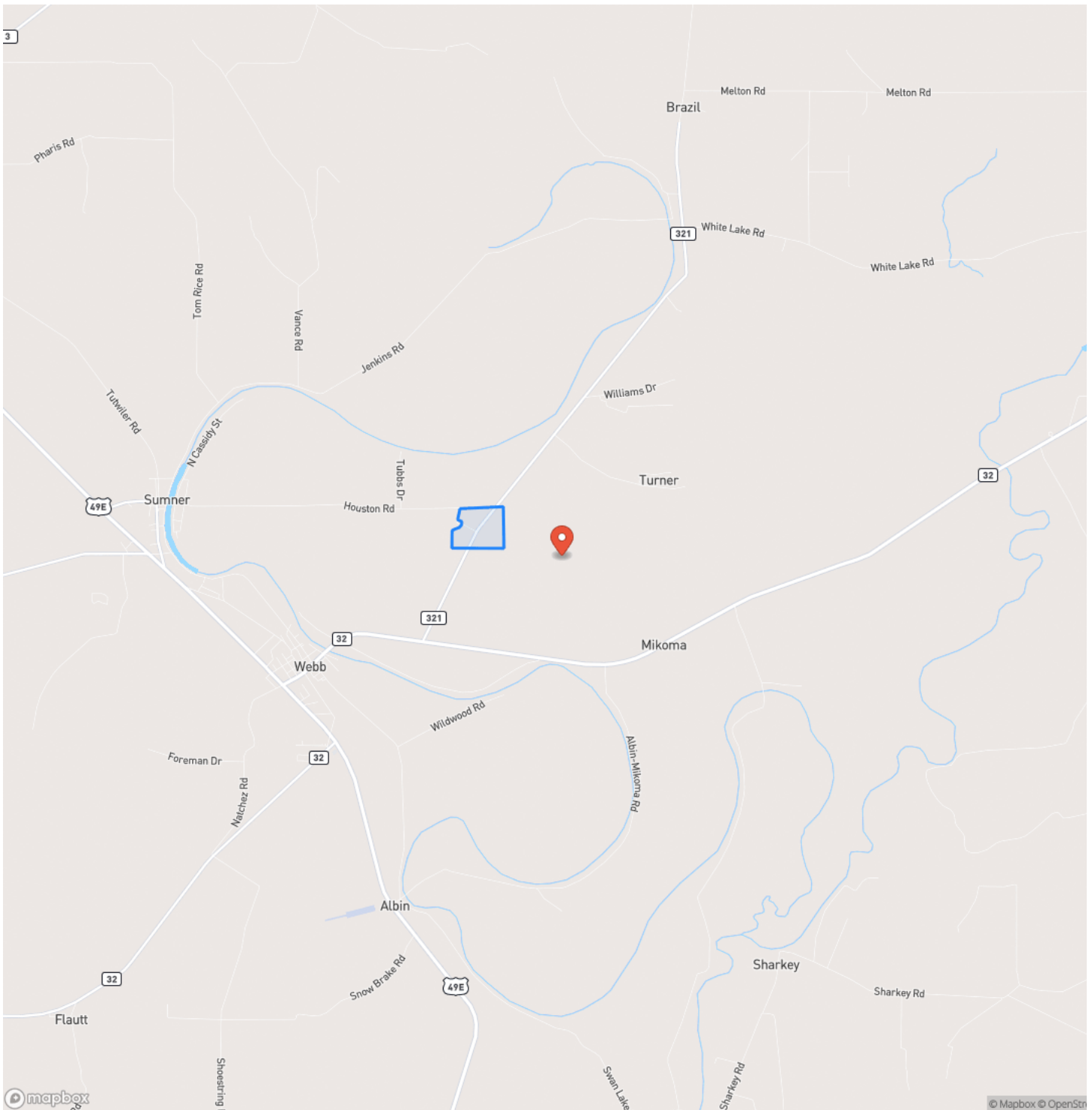


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**Sumner, MS / Tallahatchie County**

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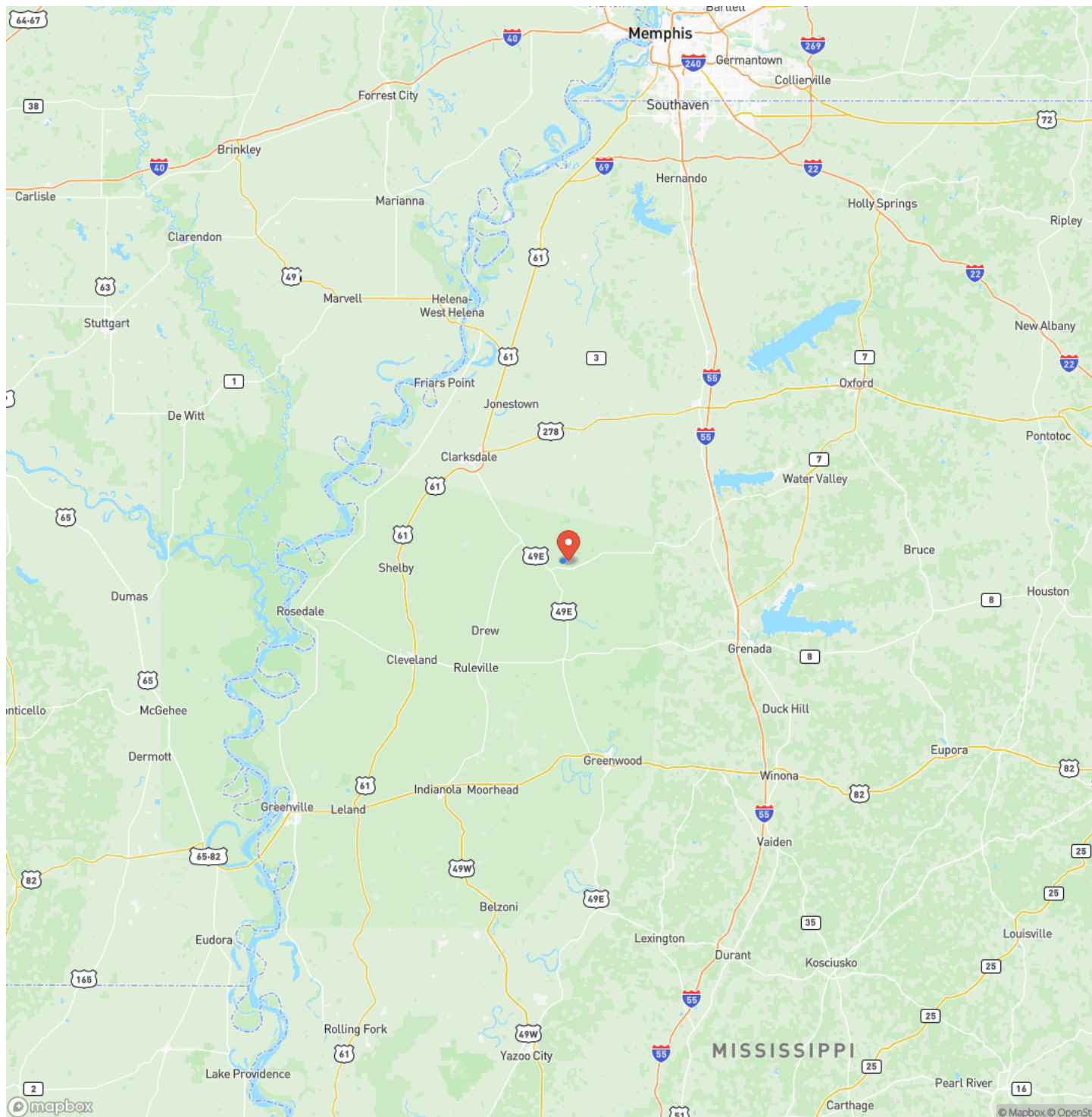


## Locator Map





## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Darrell Bullock

## Mobile

(662) 392-3010

## Office

(662) 624-8282

## Email

dbullock@mossyoakproperties.com

**Address**

2800 Martin Luther King Jr Blvd

## City / State / Zip

Clarksdale, MS 38614

## NOTES

[illegible]



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Mossy Oak Properties Bottomland Real Estate**

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