

**Elmwood Farm**  
00 U.S. Highway 49  
Cruger, MS 38924

**\$2,725,000**  
427± Acres  
Holmes County



**Elmwood Farm**  
**Cruger, MS / Holmes County**

---

**SUMMARY**

**Address**

00 U.S. Highway 49

**City, State Zip**

Cruger, MS 38924

**County**

Holmes County

**Type**

Farms

**Latitude / Longitude**

33.325472 / -90.234096

**Taxes (Annually)**

11418

**Acreage**

427

**Price**

\$2,725,000

**Property Website**

<https://www.mossyoakproperties.com/property/elmwood-farm-holmes-mississippi/67760/>



## **Elmwood Farm**

### **Cruger, MS / Holmes County**

---

#### **PROPERTY DESCRIPTION**

Elmwood Farm is located at Cruger, lying twelve miles south of Greenwood, Mississippi. It is situated on both sides of U.S. Highway 49 and the north side of Holly Grove Road. These roadways provide excellent access. 389.29 acres are in production out of the total 427.11 surveyed acres.

The farm is improved with both row-fall and center pivot irrigation. The center pivot is 1,630' and waters around 195 acres. It has a dedicated 14" irrigation well with a 60hp gearhead and John Deere power unit. The two northern corners of the pivot field are irrigated using row-fall and watered from a 16" irrigation well equipped with a 60hp gearhead and three-phase electric motor. The southeast corner has been row-fall watered utilizing a relift pump (not included) from the ditch along the eastern boundary. The field along the west side of Highway 49 has been landformed for row-fall irrigation utilizing two pads, underground piping and risers. Water is provided by a 10" well with an electric submersible pump. One small field, west of the railroad tracks, is not irrigated.

Elmwood Farm has a history of cotton, corn and soybean production with the most recent crops being soybeans and corn. Over ninety percent of the cultivable acres have a strong cotton base. The soils are comprised of 70.6% Class II Dundee silt loam, Dundee silty clay loam, and Dubbs silt loam, 13.8% Class III Tensas silty clay loam and 14.8% Class IV Alligator silty clay loam.

Farmland has long been viewed as hedge against inflation and a stable long-term investment. The past several years have seen farmland values steadily increasing. Additionally, good farms have been increasingly harder to find during this period. Don't miss out on your opportunity to own this piece of rich Delta farmland.

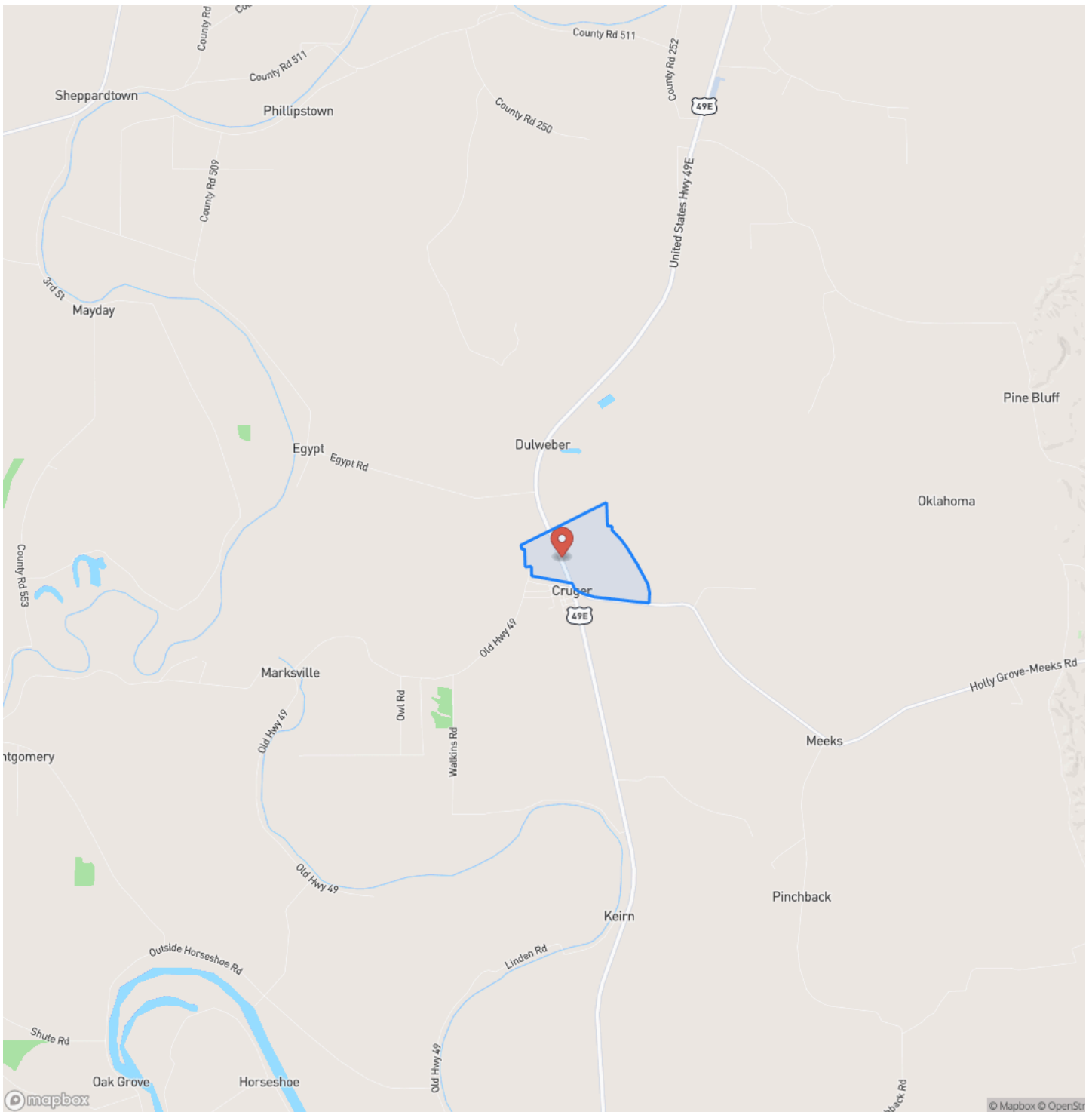


**Elmwood Farm**  
**Cruger, MS / Holmes County**

---

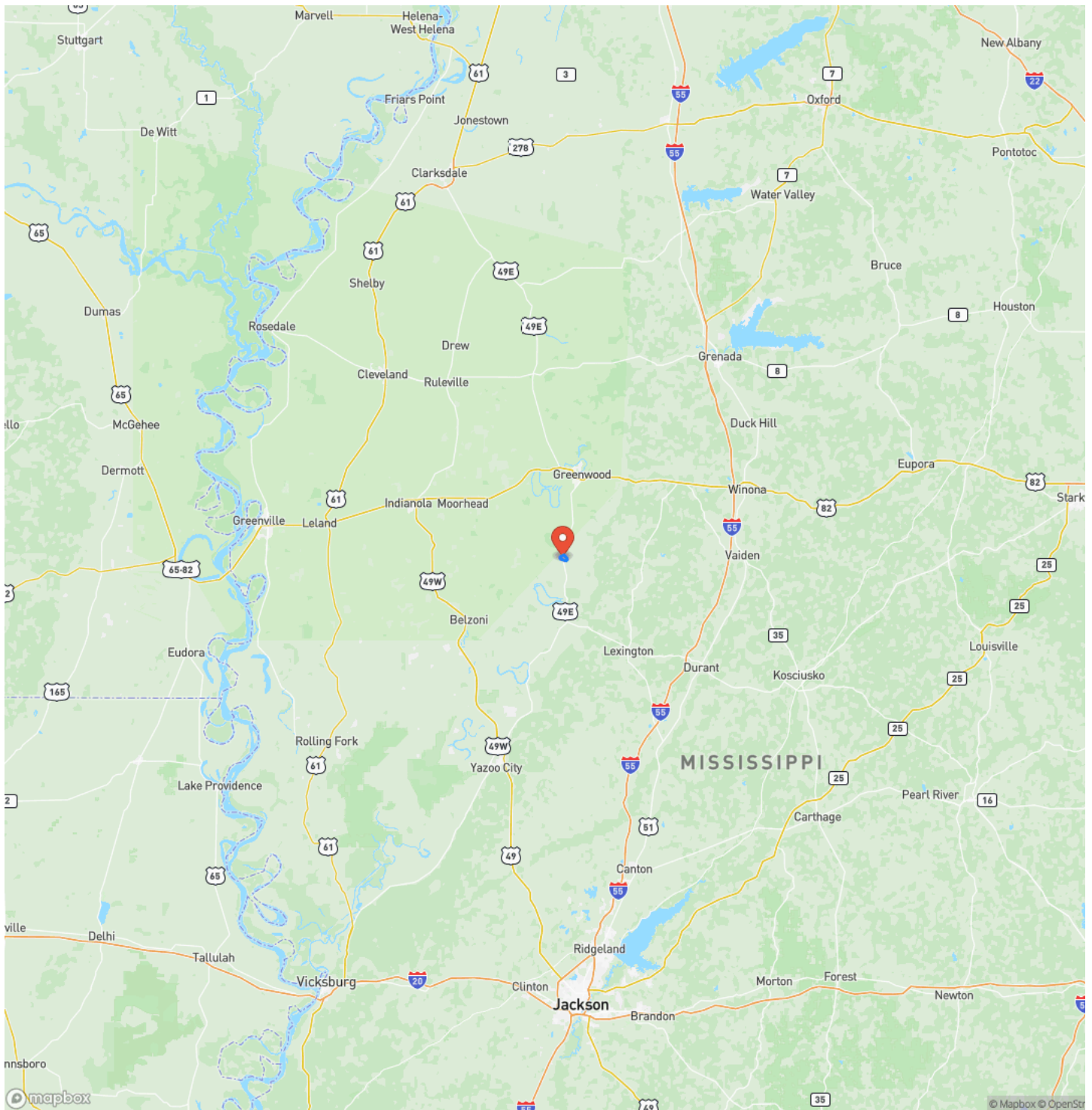


## Locator Map





## 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

## NOTES

[illegible]



## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



**MossyOakProperties.com**

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.



---

**Mossy Oak Properties Bottomland Real Estate**

5795 Highway 45 Alt S

West Point, MS 39773

(662) 495-1121

[MossyOakProperties.com](http://MossyOakProperties.com)

---

