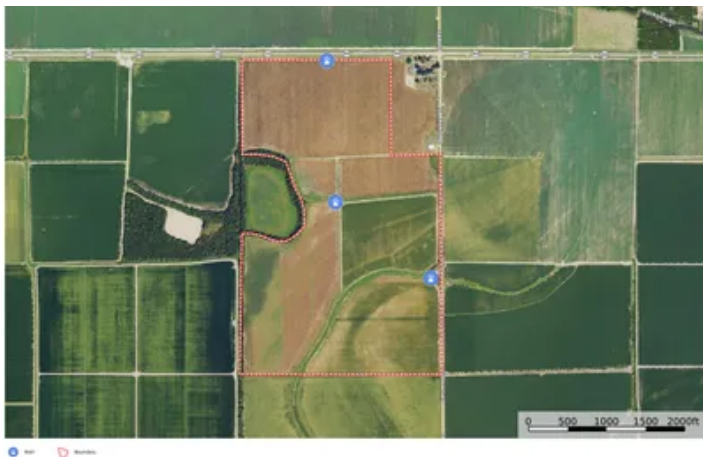


Sbravati Farm
Sbravati Road
Lambert, MS 38643

\$1,220,700
203.500± Acres
Quitman County



Sbravati Farm
Lambert, MS / Quitman County

SUMMARY

Address

Sbravati Road

City, State Zip

Lambert, MS 38643

County

Quitman County

Type

Farms

Latitude / Longitude

34.155297 / -90.350141

Acreage

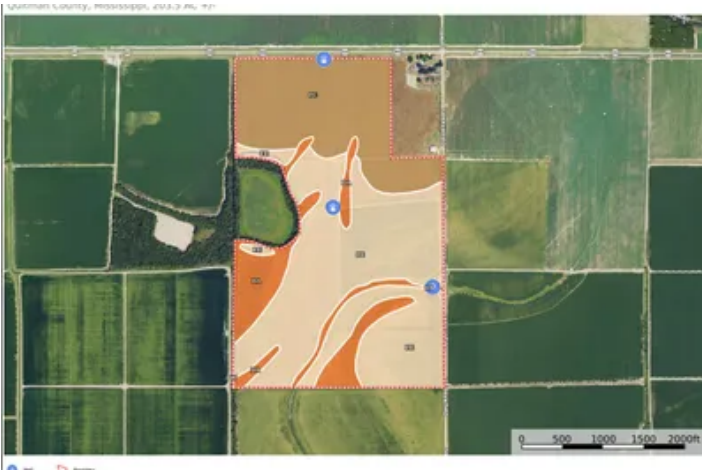
203.500

Price

\$1,220,700

Property Website

<https://www.mossoakproperties.com/property/sbravati-farm-quitman-mississippi/74608/>



202.64 ac

SOIL DESCRIPTION	ACRES	%	OPH
residual silty clay loam, nearly level phase	112.33	55.44	0
residual silt loam, nearly level phase	58.73	28.98	0
clay and silty clay (sharkey)	31.4	15.5	0
bar	0.18	0.09	0
	202.64(7)	100%	-

ay differ in the second decimal compared to the sum of each acreage
error because we only show the acres of each soil with two decimal.



Sbravati Farm
Lambert, MS / Quitman County

PROPERTY DESCRIPTION

Sbravati Farm consists of 203.5 acres lying four miles southwest of Lambert, Mississippi. Adequate frontage along both the south side of Mississippi Highway 322 and Sbravati Road allow for good access to the farm. All of the fields are set up for furrow irrigation, with the exception of one in the southwest corner, and include two wells with electric submersible pumps and one with a turbine pump and gearhead. The soils consist of mostly of Class III Forestdale silty clay loam and silt loam with a nominal amount of Dowling clay and silty clay. It has a history of producing corn and soybeans. The FSA bases include mostly seed cotton and rice along with some soybeans, wheat and unassigned generic base. One field is currently flooded for duck hunting. This farm is the ideal size for someone looking for a farm investment along with some recreational hunting opportunities.

The Sbravati Farm offers a great chance to get into a farmland investment. If you're in the market for a farmland tract with hunting potential, don't miss out—contact me today to schedule a tour!

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)

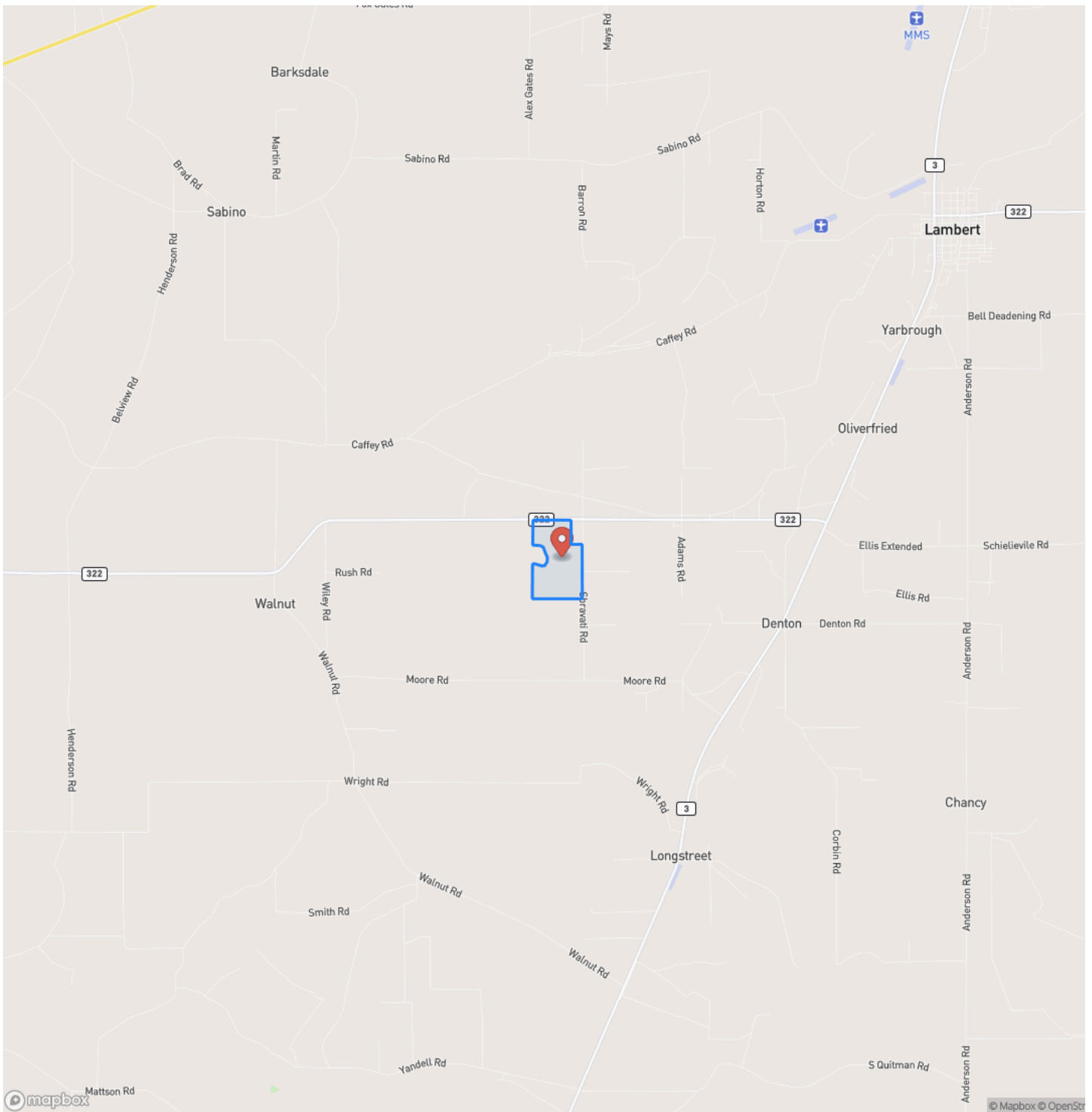
dbullock@mossyoakproperties.com



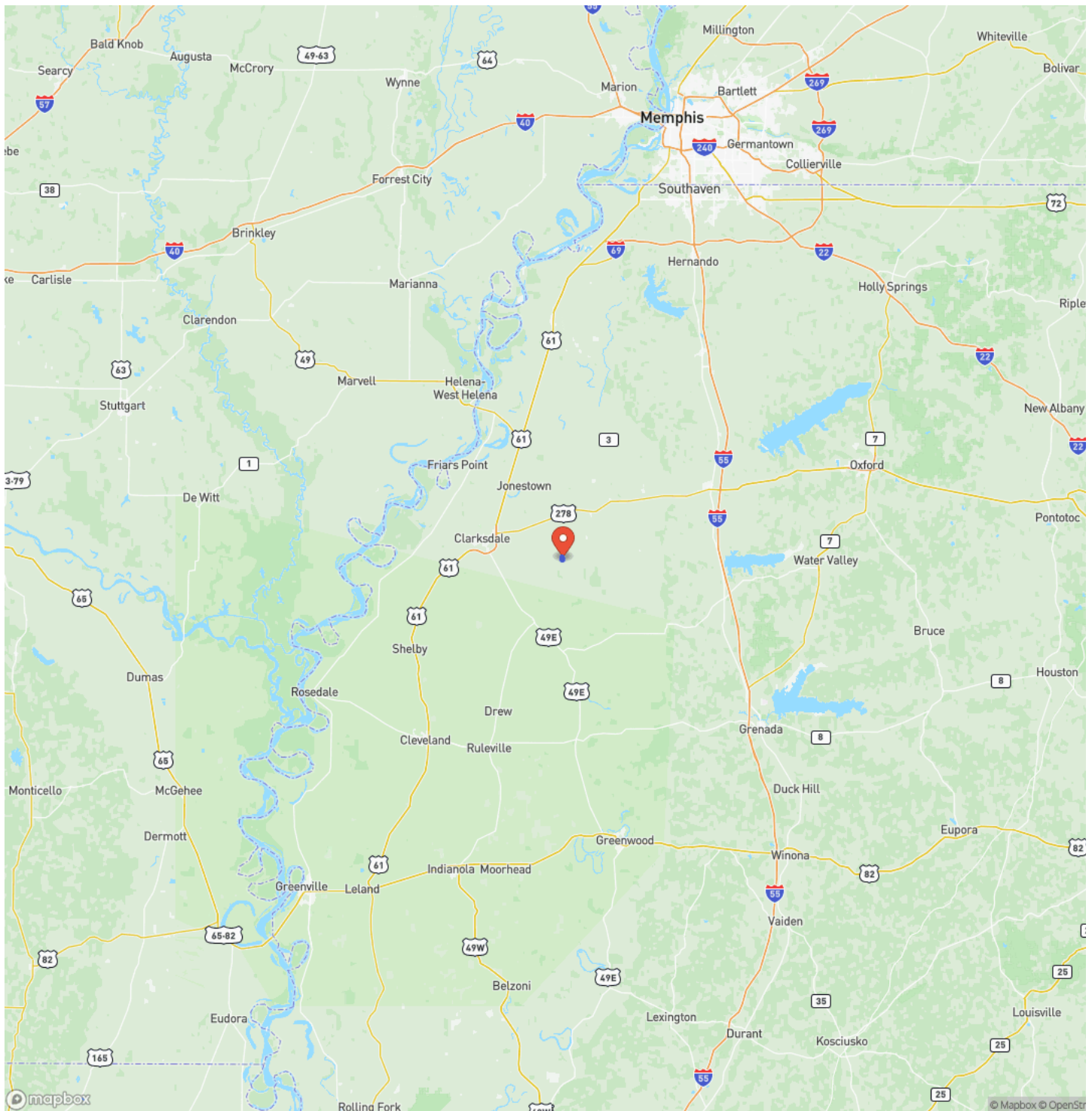
Sbravati Farm
Lambert, MS / Quitman County



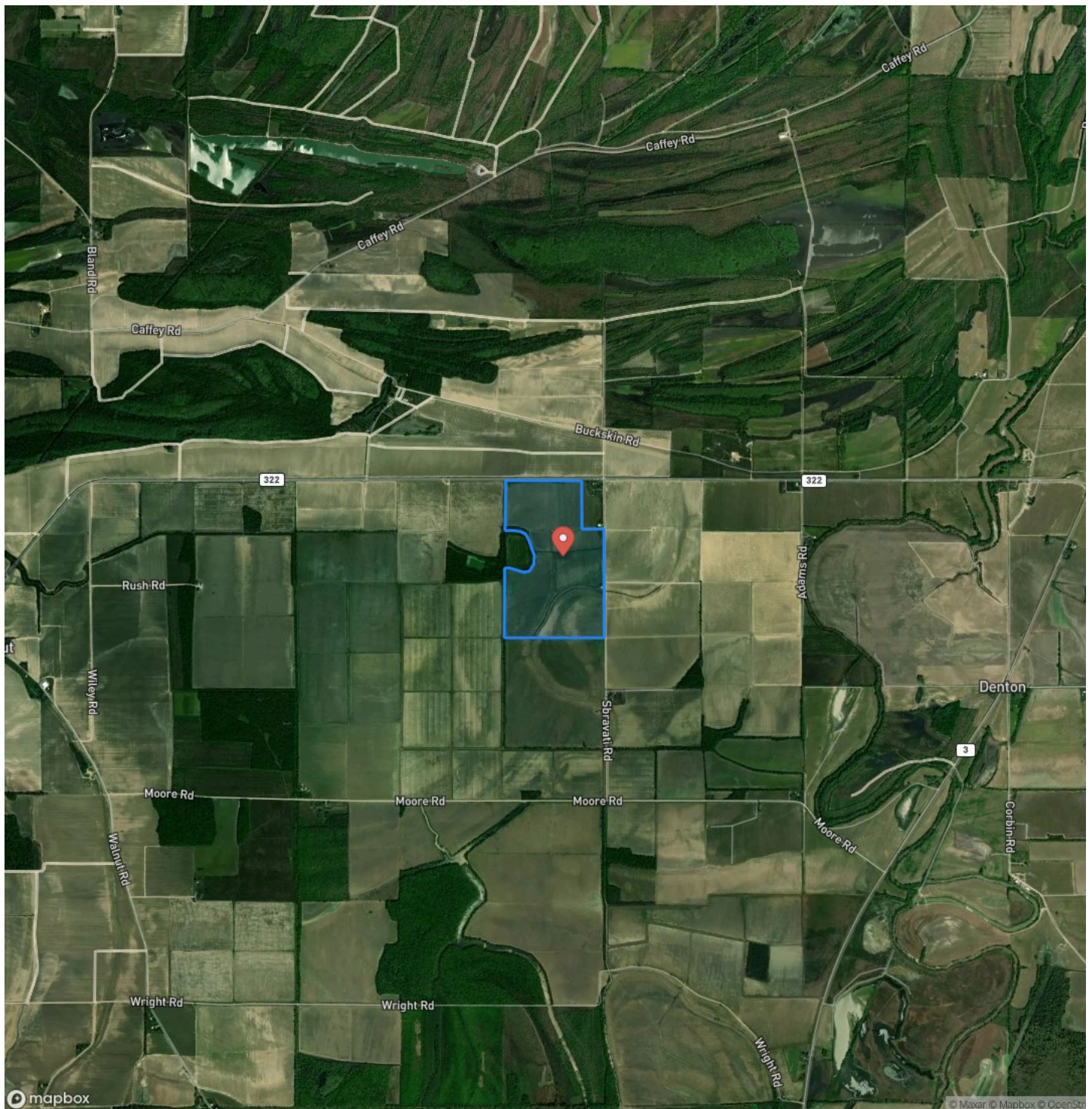
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Darrell Bullock

Mobile

(662) 392-3010

Office

(662) 624-8282

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Address

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City / State / Zip

Clarksdale, MS 38614

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.

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