



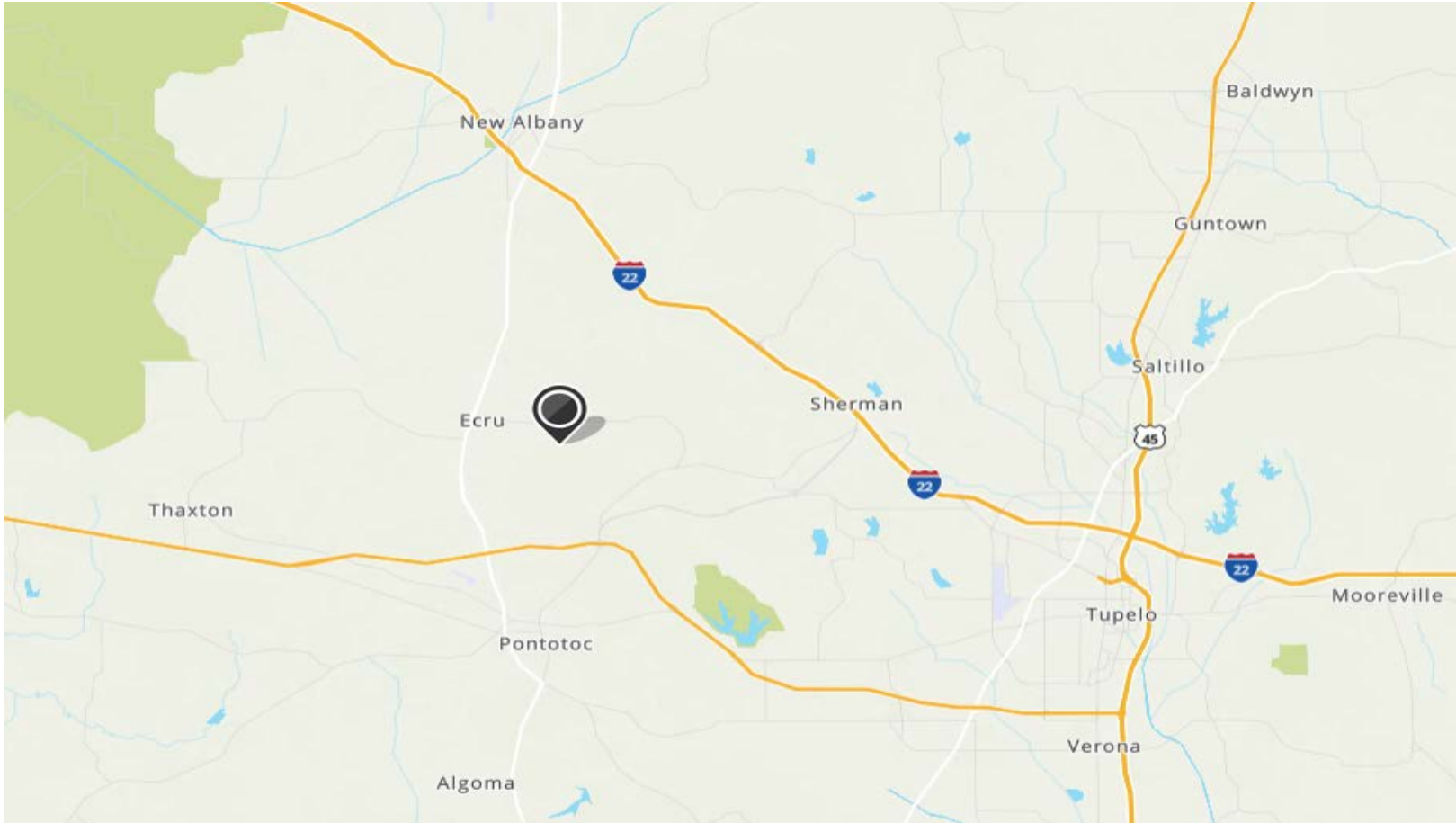
**DELTA
FARMLAND**

CHERRY CREEK SOUTH 62

Pontotoc County | Mississippi

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Reid Yarbrough, of Delta Farmland, is the exclusive agent for the property described herein. All information contained herein is believed to be correct, however, there is no guarantee to the accuracy. Prospective buyers are urged to inspect the property and improvements and perform their own independent due diligence. The agent assumes no liability as to errors, omissions or investment results. All information is approximate.



CHERRY CREEK FARM

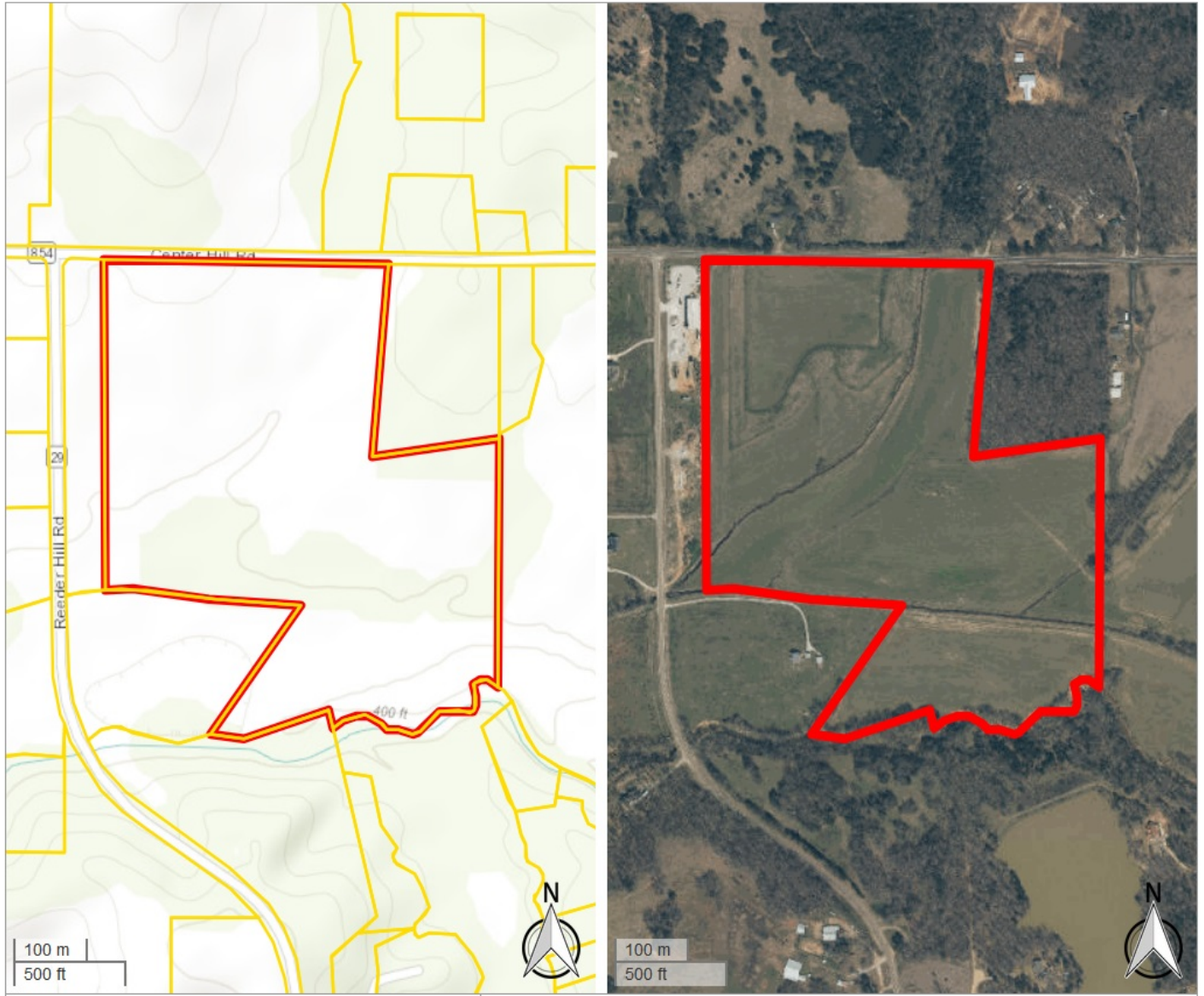
Pontotoc County, MS | 62 +/- Crop Acres | \$305,000

This 62-acre farm in the Cherry Creek community near Ecrú, MS, is prime farmland with a proven track record, currently leased to a local farmer for dependable income. The land's rich soil composition, including Commerce and Frizzell silt loams—ideal for soybean production—along with the versatile Robinson sandy loam and Ora loam, supports diverse agricultural uses. Conveniently located just 20 miles from New Albany, 15 miles from Pontotoc, and 30 miles from Tupelo, this property is near major amenities and employment hubs like the Toyota Manufacturing Plant and North Mississippi Medical Center. It's an ideal choice for farmers, investors, or those seeking a prime rural home site.

PROPERTY FEATURES:

- ❖ **Total Acreage** – 62 Acres
- ❖ **Income producing crop acres** - History of soybean production with annual lease by local farmer currently in place
- ❖ **Diverse Soil Composition** - Commerce and Frizzel Silt Loam, Robinson Sandy Loam, and Ora Loam
- ❖ **Road Frontage** - Generous road frontage along Center Hill Road, providing easy access and excellent visibility
- ❖ **Prime Location** - Close proximity to nearby towns of Pontotoc, New Albany, and Tupelo
- ❖ Price per acre = \$4,900

PROPERTY AERIAL



Property boundaries are estimated and should be confirmed by legal description or by a licensed surveyor

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PROPERTY PHOTOS



PROPERTY PHOTOS





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