

80± Acres of Prime Farmland

72 Floyd Smith Road

Inverness, Sunflower County, Mississippi



\$580,000



Expect More. Get More.

Property Information

Location:

- Floyd Smith Road, Inverness, MS

Property Use:

- Farmland

Coordinates:

- 33.3762,-90.64705

Property Highlights

- 80± Acres
- Precision Leveled
- 100% Irrigated
- 2 Electric Wells per 40 Acres
- Road Frontage on the North and South Side of the Property



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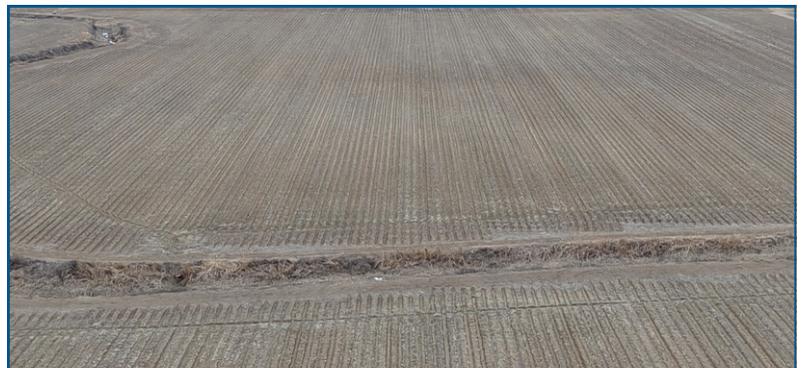
**A Real Estate Expert
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The Property

80± Acres

Ready to invest in Farmland? Take a look at this 80± acre leveled and fully irrigated property. This tract is equipped with 2 electric wells that water 40 acres per well. This property consists primarily of sand and silt loam soils, ideal for any crop. There is road frontage on the north and southside of the property. Currently, there is a lease on the property that expires at the end of 2026.



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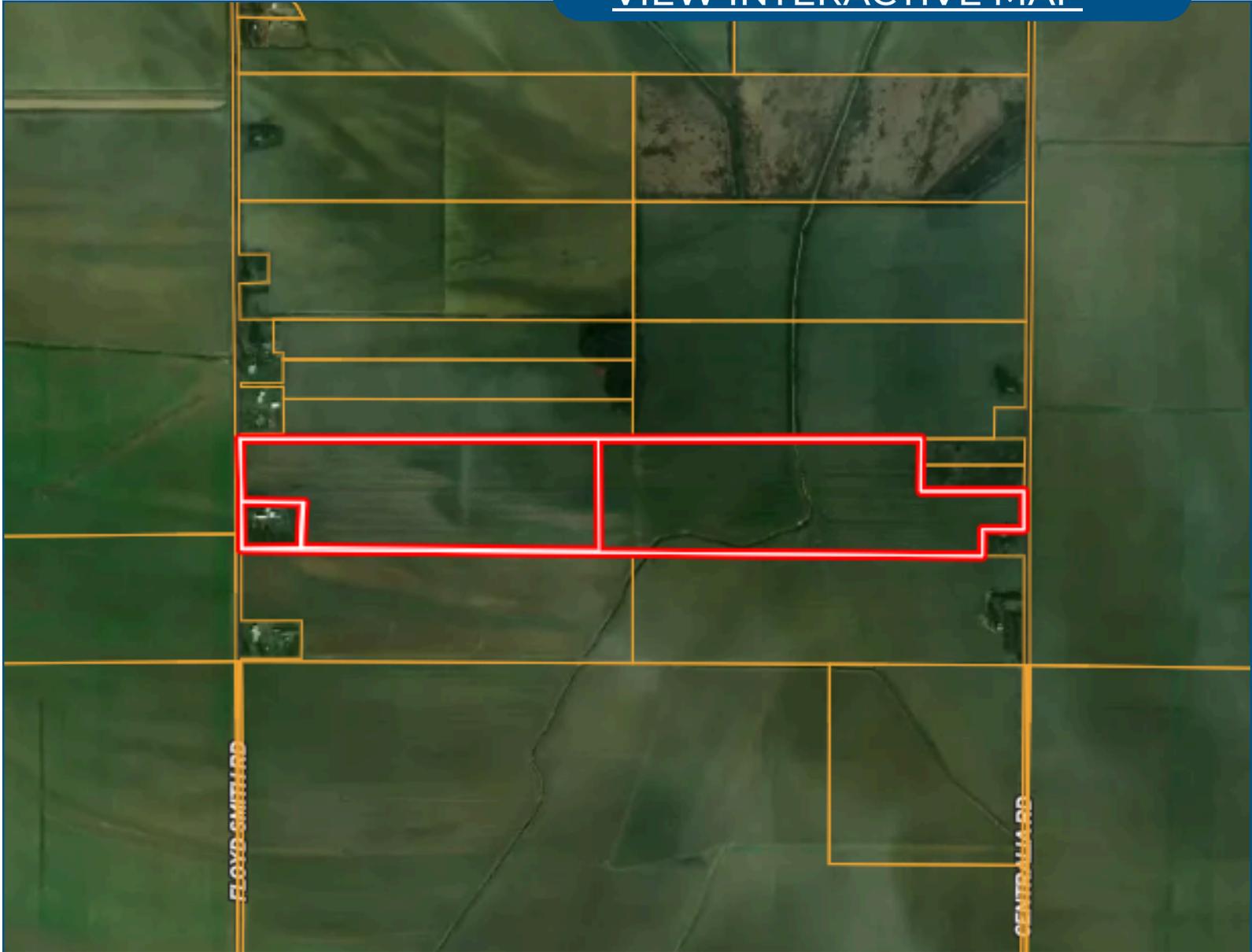
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Aerial Map

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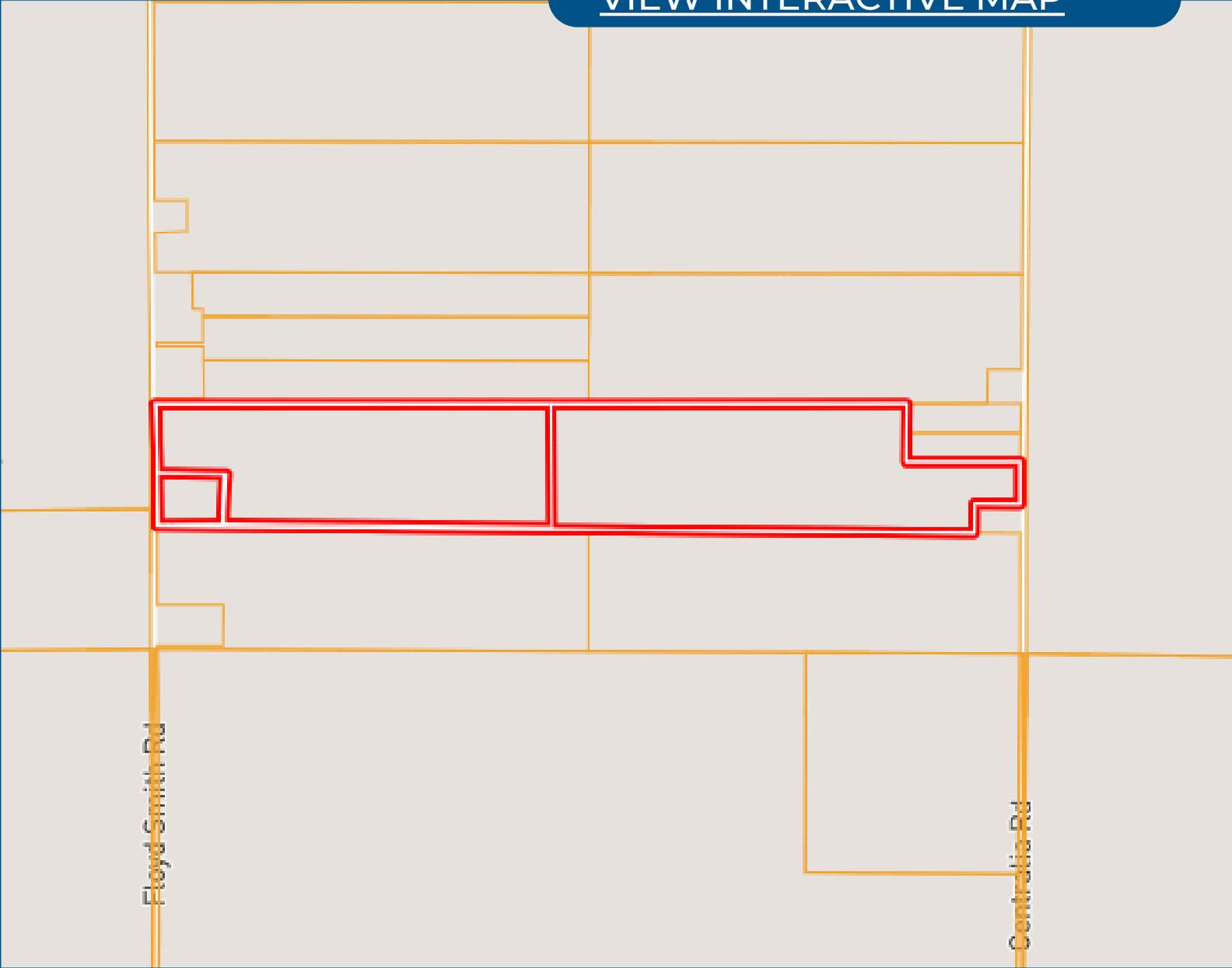
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Ownership Map

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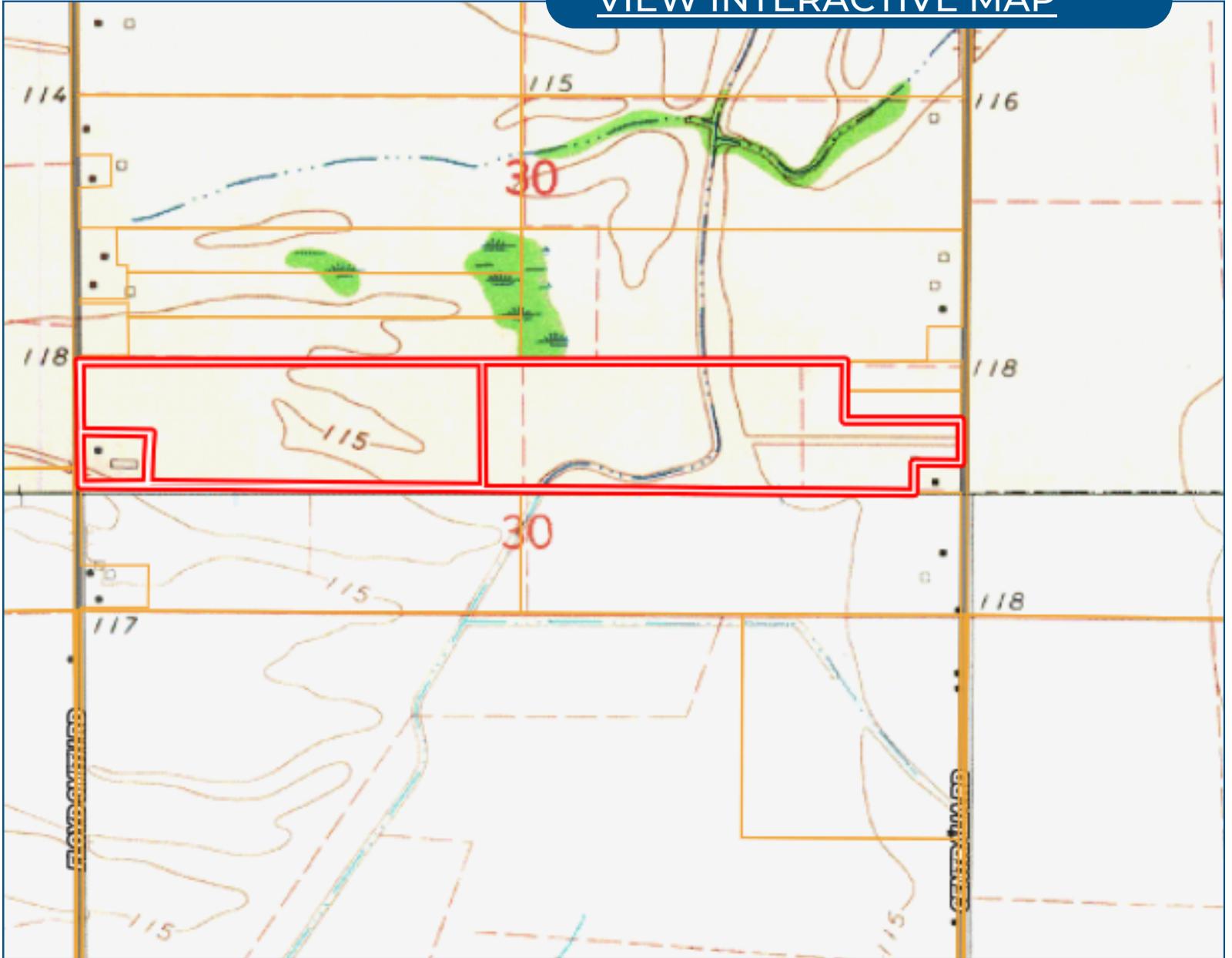
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Topo Map

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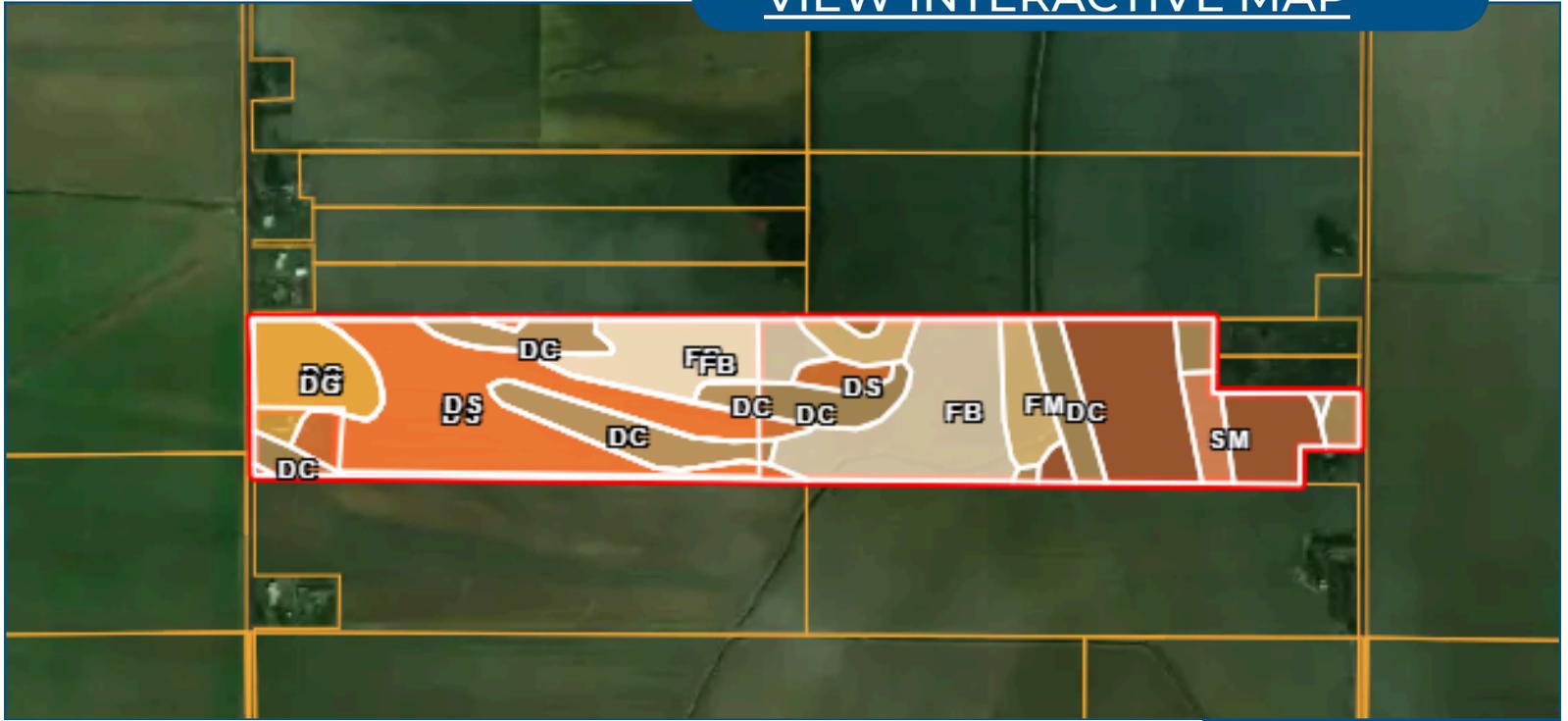
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Soil Map

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SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
Ds	Dundee very fine sandy loam, 0 to 3 percent slopes, rarely flooded	22.31	25.64	0	88	2e
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	20.14	23.15	0	65	3w
Dc	Dowling soils, overwash phases (sharkey)	17.14	19.7	0	43	4w
Dk	Dundee silt loam, 0 to 3 percent slopes, rarely flooded	13.64	15.68	0	87	2e
Dg	Dubbs very fine sandy loam, 0 to 3 percent slopes, rarely flooded	6.22	7.15	0	90	2e
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	5.07	5.83	0	65	3w
Sm	Souva soils (amagon)	1.99	2.29	0	75	3w
Aa	Alligator clay, 0 to 0.5 percent slopes	0.27	0.31	0	49	3w
Do	Dundee silty clay loam, 0 to 3 percent slopes	0.15	0.17	0	86	2w
Bc	Bosket very fine sandy loam, 0 to 3 percent slopes (dubbs)	0.06	0.07	0	85	1
TOTALS		86.99(*)	100%	-	72.02	2.71

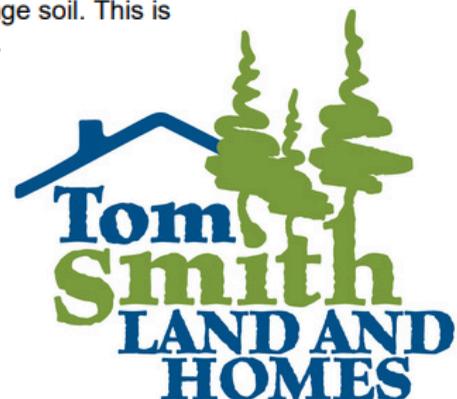
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

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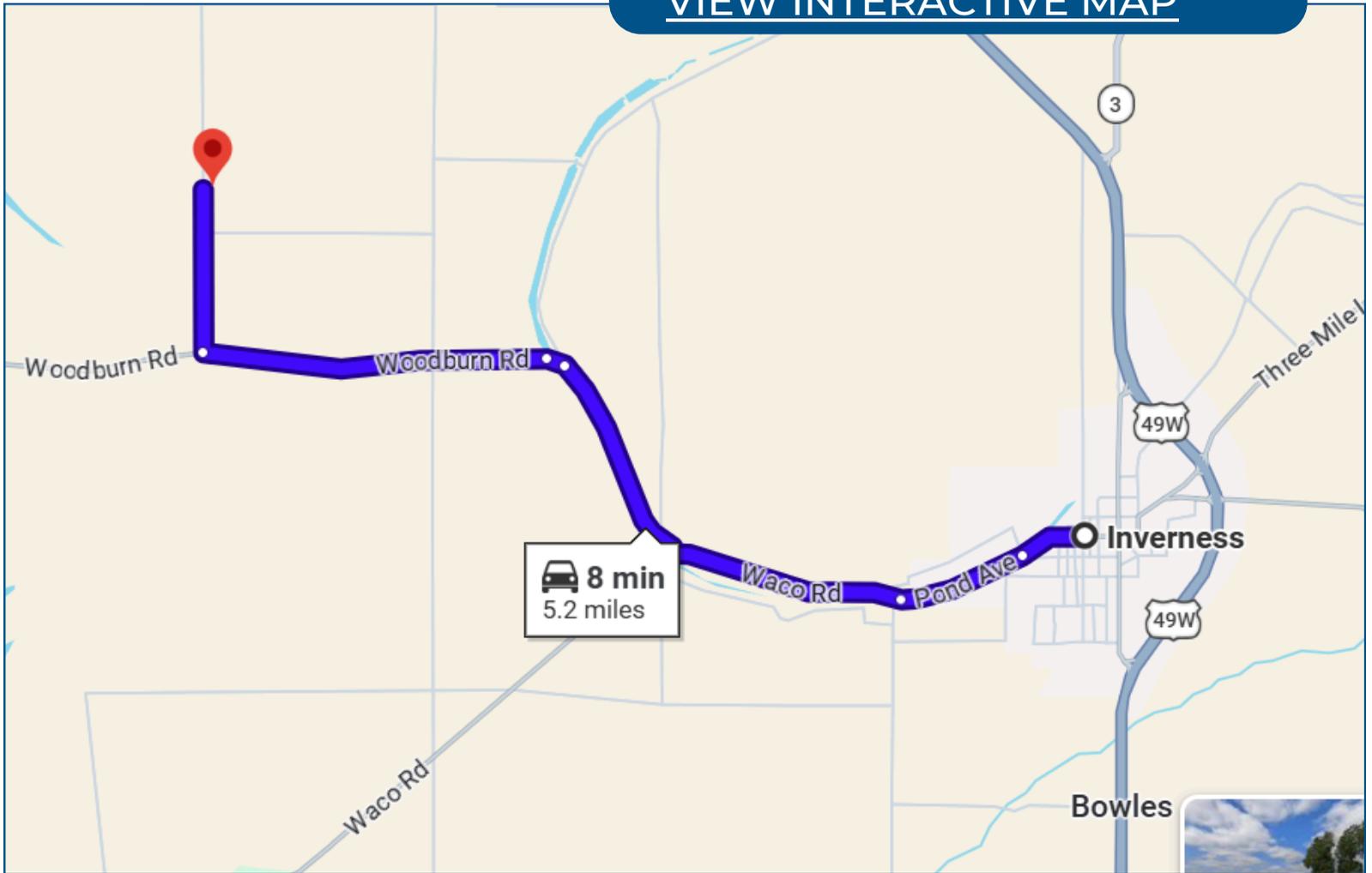
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Directional Map

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Directions from U.S. 49 in Inverness, MS: Head north toward Gwin-Lipnick Rd and turn right onto Centralia Rd. Travel 1.6 miles onto Dement Rd and then turn right for 1 mile onto Floyd Smith Road and go 0.8 miles and the tract is on your left.

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Listing Agent



Bruce West

Managing Broker, ALC

Bruce West was born and raised in Drew, Mississippi, in the heart of the Mississippi Delta. He graduated from North Sunflower Academy and went on to attend Mississippi Delta Community College, where he was a member of the football team. Bruce later earned a degree in Agronomy from Mississippi State University.

He and his wife, Gwendolyn, have lived in Hollandale, Mississippi, for over 40 years. They are proud parents of two children and grandparents to five wonderful grandchildren. Both are active members of the Hollandale United Methodist Church.

Bruce has spent the majority of his career in retail agriculture, serving as a sales agronomist and in various managerial roles. He is a Certified Crop Advisor, recognized by the American Society of Agronomy, and previously served as president of the organization's Mississippi chapter. He also holds a Mississippi Consultant License in three categories.

In 2024, Bruce earned the prestigious Accredited Land Consultant (ALC) designation from the Realtor Land Institute. He is a recipient of the APEX Award, recognizing him as one of the top-performing land agents in the United States. Additionally, he holds broker licenses in both Mississippi and Arkansas.

An avid outdoorsman, Bruce enjoys hunting, fishing, and a variety of outdoor activities. With his agricultural background and experience as a landowner, he brings a deep understanding of land and its many uses. His specialties include farmland, recreational properties, and commercial real estate. Bruce is known for his honesty, integrity, dependability, and unwavering commitment to meeting his clients' needs.

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