

Sedge Grove 

SedgeGrove

Marshall County, MS

SedgeGrove is an outdoorsman's piece of heaven located in the verdant hills of north Mississippi's Marshall County, only 20 miles from metro Memphis. This 375 acre recreational property features a diverse habitat of open grasslands, hardwood forests, planted pines and rich Coldwater River bottom lands. These varied habitats offer the sportsman opportunities for hunting upland birds, trophy deer and wild turkey. For those just seeking the quiet and solitude of a country "get away" place, SedgeGrove is the perfect venue with its ecological variety, open spaces and numerous ridge tops. The property is traversed by multiple walking and riding trails and includes a small open air screen porch with a brick fireplace.

SedgeGrove is surrounded by great neighbors with similar recreational properties, many improved with hunting lodges and weekend cabins. This fact enhances the current and future value of SedgeGrove.

For those seeking an outstanding hunting property or a country retreat, SedgeGrove deserves a close look. Offered at \$925,000.

Call Mac McKee or Terry McFarland at McKee and McFarland, Inc. to schedule a tour. We can be reached at 901-680-7700 or macm@mckeeandmcfarland.com.

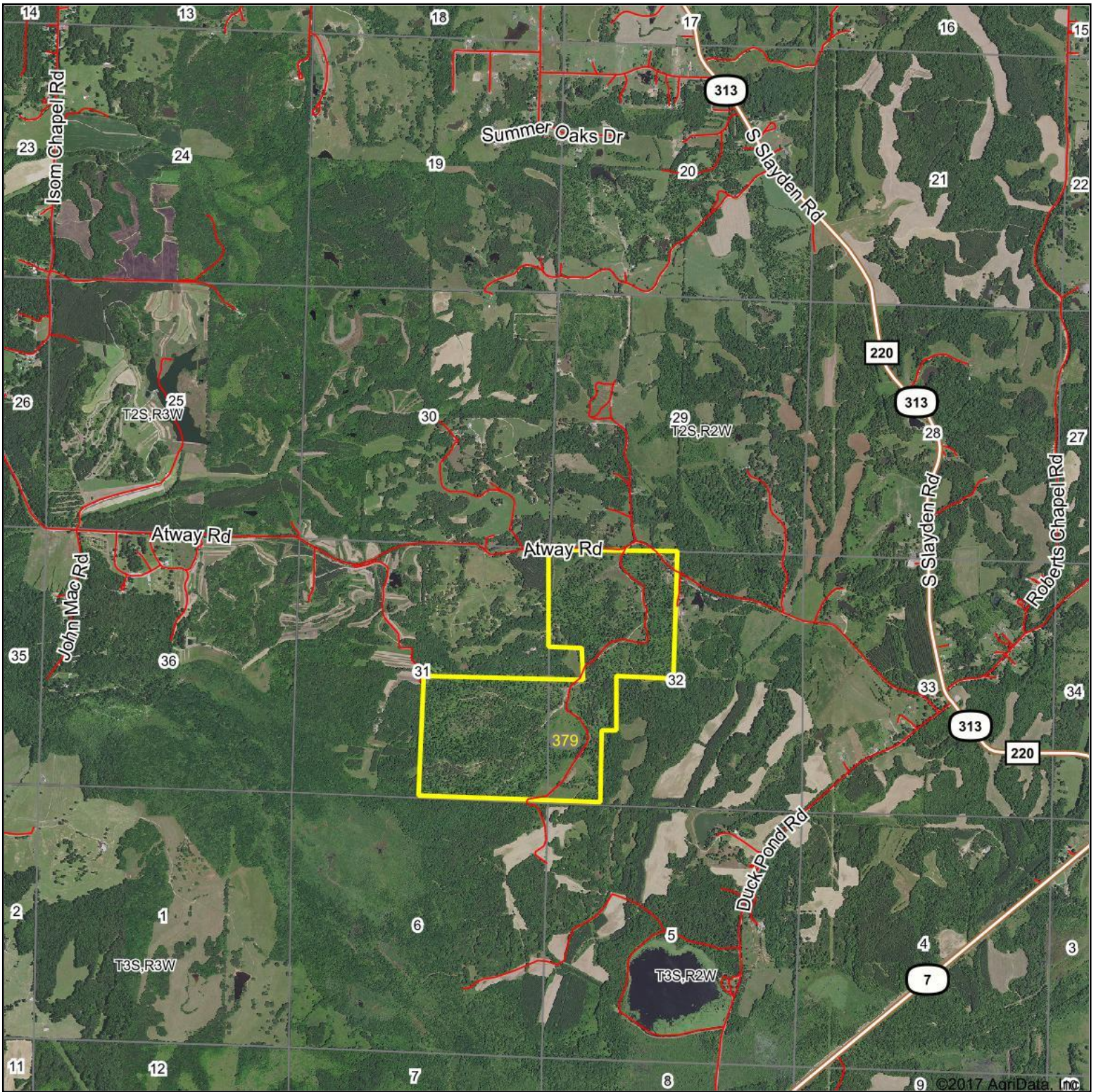


McKee and McFarland, Inc.
Real Estate Investments
5872 Ridge Bend Rd.
Memphis, Tennessee 38120
(901) 680-7700 / (901) 680-7714-Fax

macm@mckeeandmcfarland.com terrym@mckeeandmcfarland.com

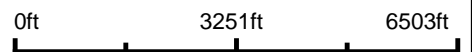
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Aerial Map



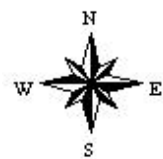
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map center: 34° 52' 26.85, -89° 26' 29.3



Maps Provided By:
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30-2S-2W
Marshall County
Mississippi



9/16/2017

Sedge Grove



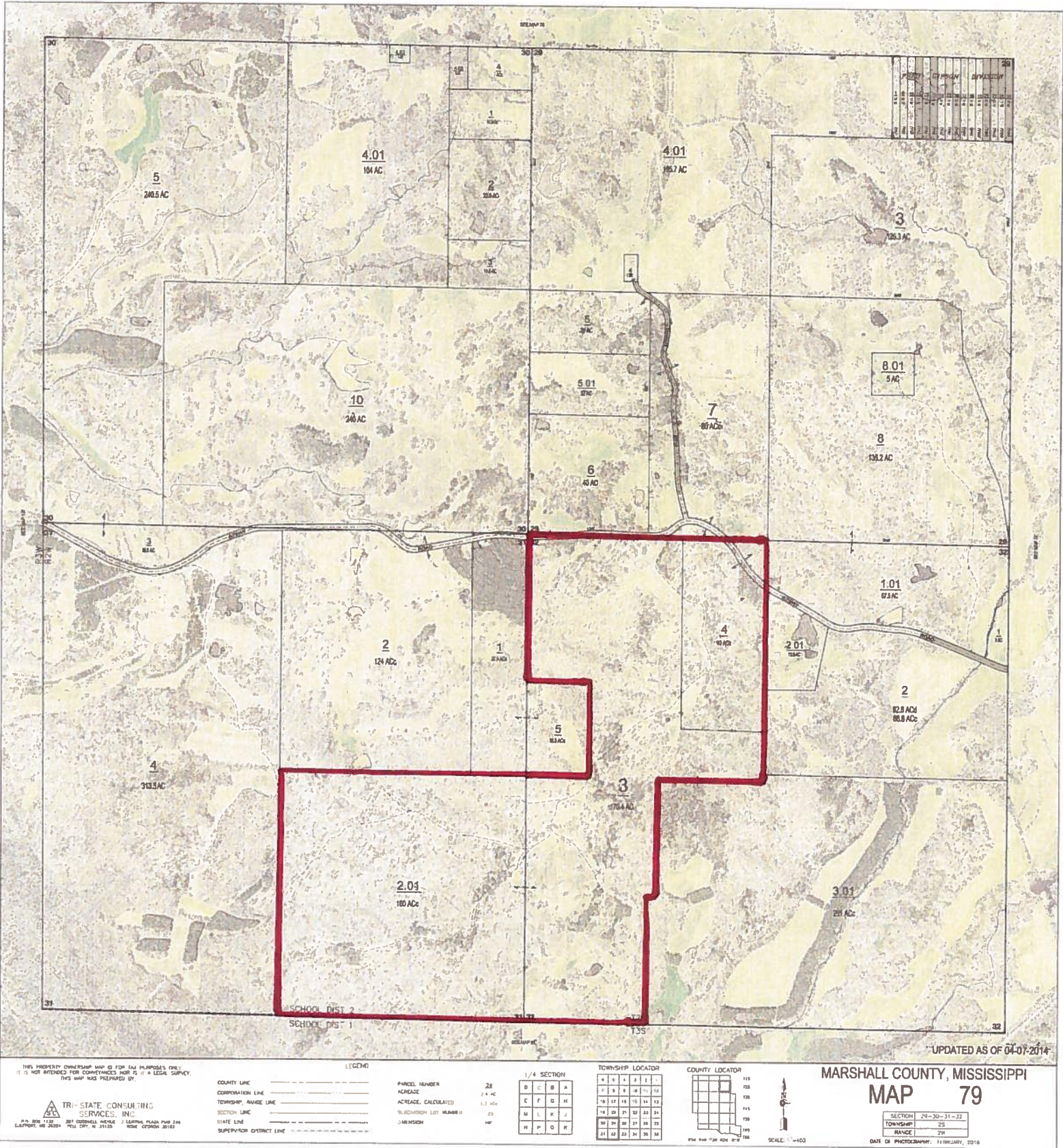


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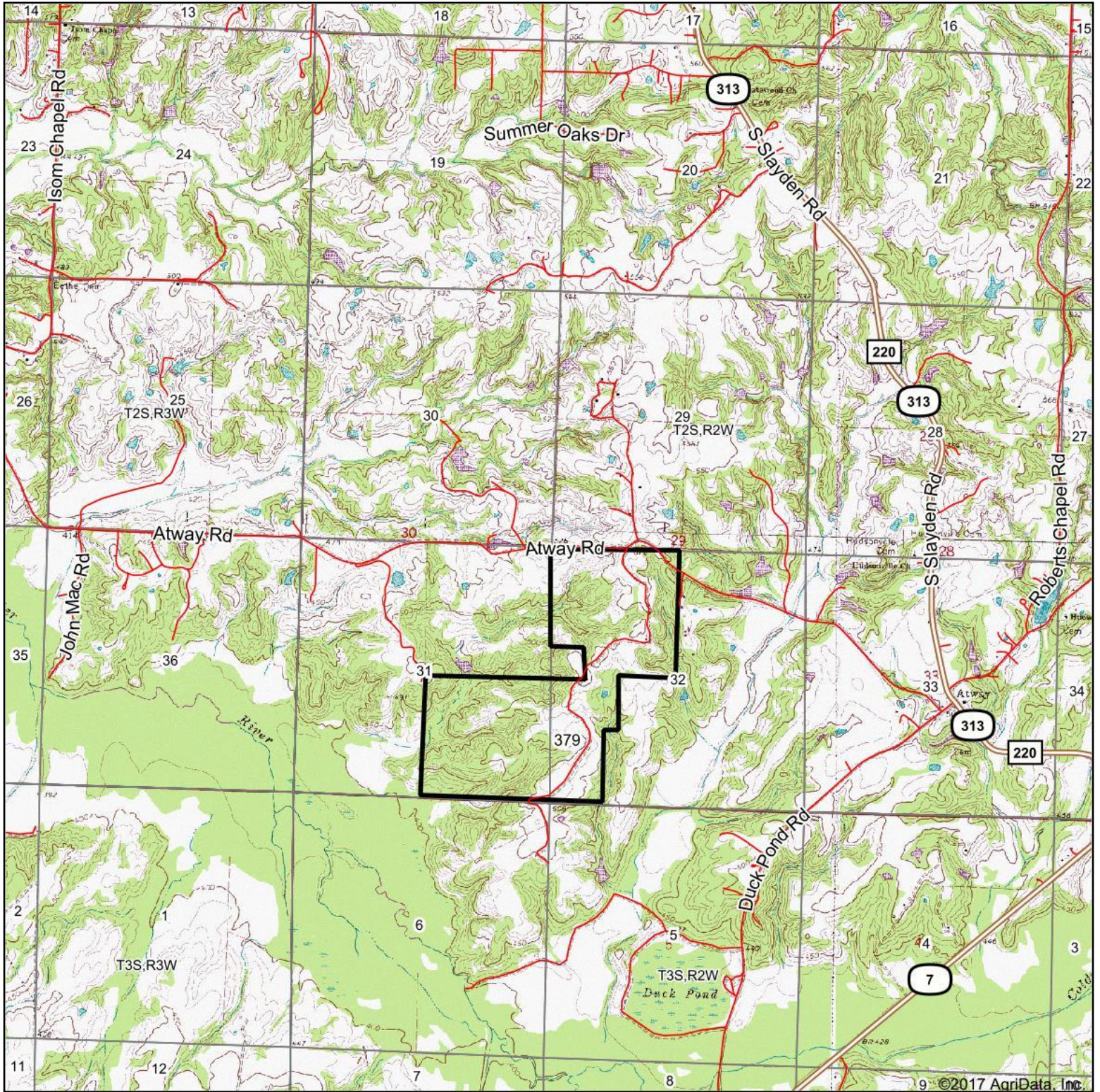


TAX PARCEL MAP



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Topography Map



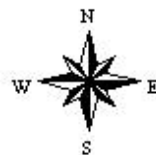
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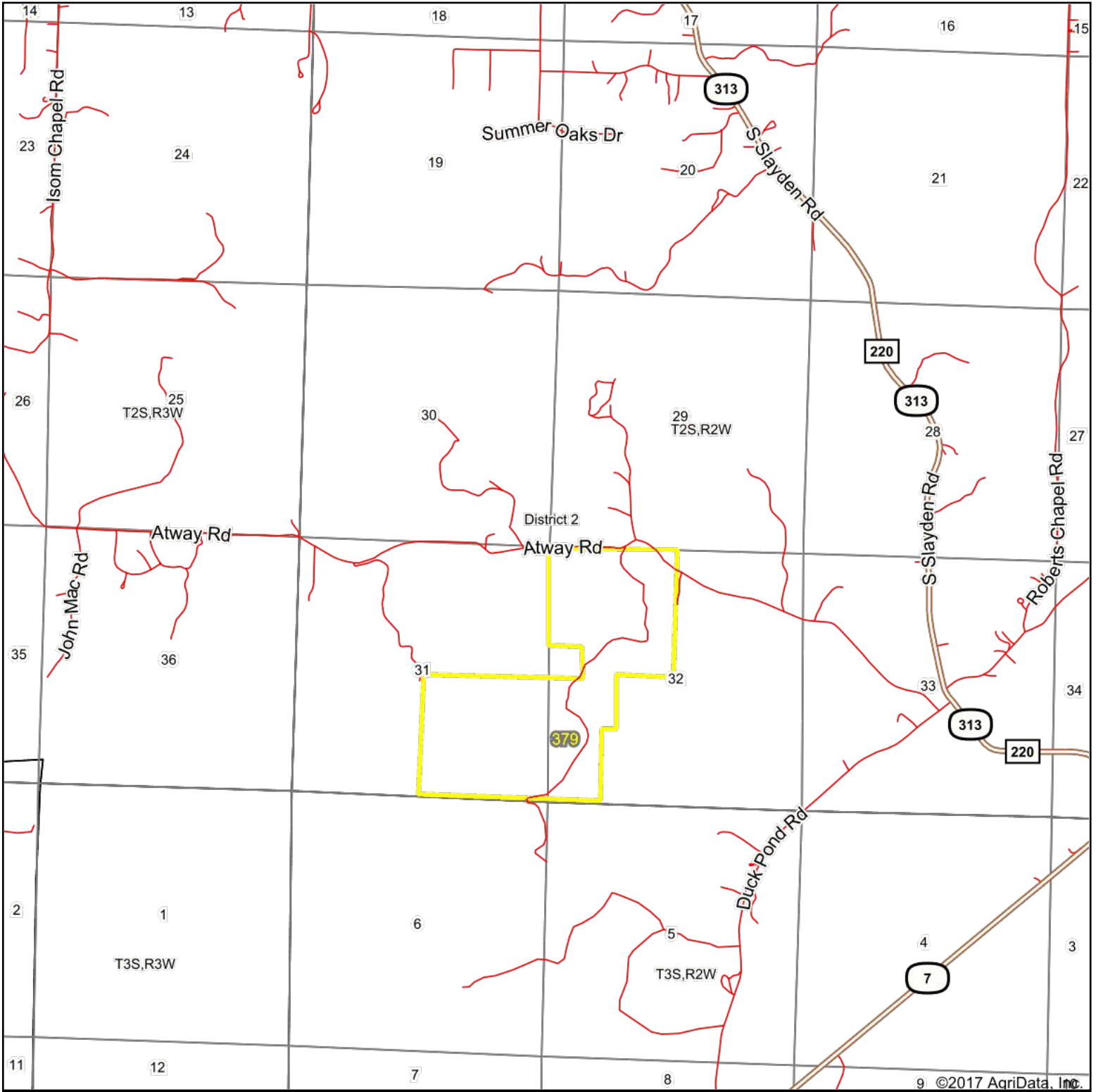
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30-2S-2W
Marshall County
Mississippi



9/16/2017

OverView Map

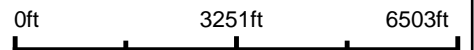


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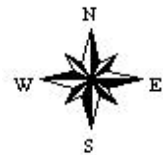
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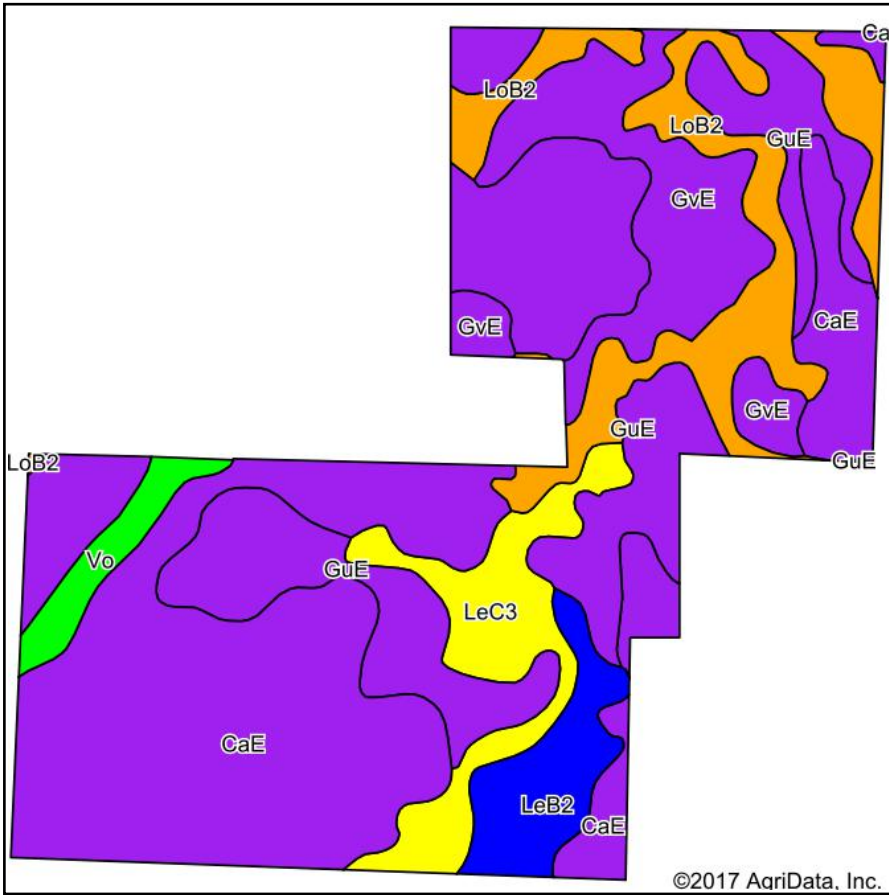


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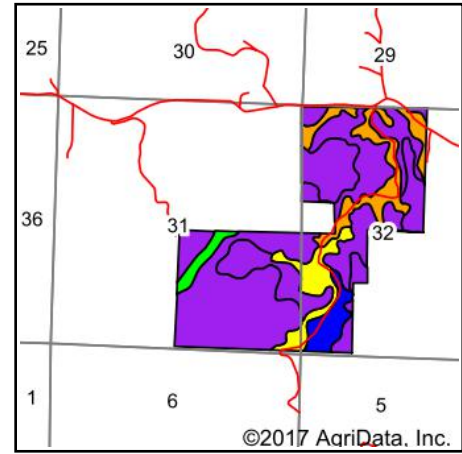


9/16/2017

Soils Map



Soils data provided by USDA and NRCS.



State: **Mississippi**
 County: **Marshall**
 Location: **30-2S-2W**
 Township: **District 2**
 Acres: **379**
 Date: **9/16/2017**

Maps Provided By:

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Area Symbol: MS093, Soil Area Version: 14

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn	Cotton lint	Improved bermudagrass	Pasture	Soybeans	Tall fescue	Wheat
CaE	Cahaba and Lexington soils, 12 to 30 percent slopes (smithdale, lexington)	172.77	45.6%		Vlle							
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	64.89	17.1%		Vlle							
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	45.02	11.9%		Vlle							
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	42.23	11.1%		Ille	95	750		8	40		50
LeC3	Lexington silt loam, 5 to 8 percent slopes, severely eroded	27.47	7.2%		IVe	60	400		5.5	25		30
LeB2	Lexington silt loam, 2 to 5 percent slopes, eroded	17.92	4.7%		Ile	90	700		7.5	35		45
Vo	Vicksburg and Ochlockonee soils	8.70	2.3%		Iw	125	800	12		40	10	45
Weighted Average						22.1	164	0.3	1.6	8.8	0.2	10.9

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



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