

LAND AUCTION

MISSISSIPPI FARMLAND
SUNFLOWER COUNTY

**643
ACRES**

- 584 CROPLAND ACRES (FSA)
- MOSTLY LEVELED TO GRADE
- 5 WELLS FOR FLOOD IRRIGATION

MISSISSIPPI FARM B INFORMATION BOOKLET

SCHRADER

Real Estate & Auction Co., Inc.

800.451.2709

SchraderAuction.com

W

Walker
Auctions

IN COOPERATION WITH:
WALKER AUCTIONS
901.322.2139

Held at the Washington County Convention Center - Greenville, MS

WEDNESDAY, OCTOBER 22ND • 10AM



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Seller: Proventus, LLC

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Mississippi Real Estate Firm: #15128

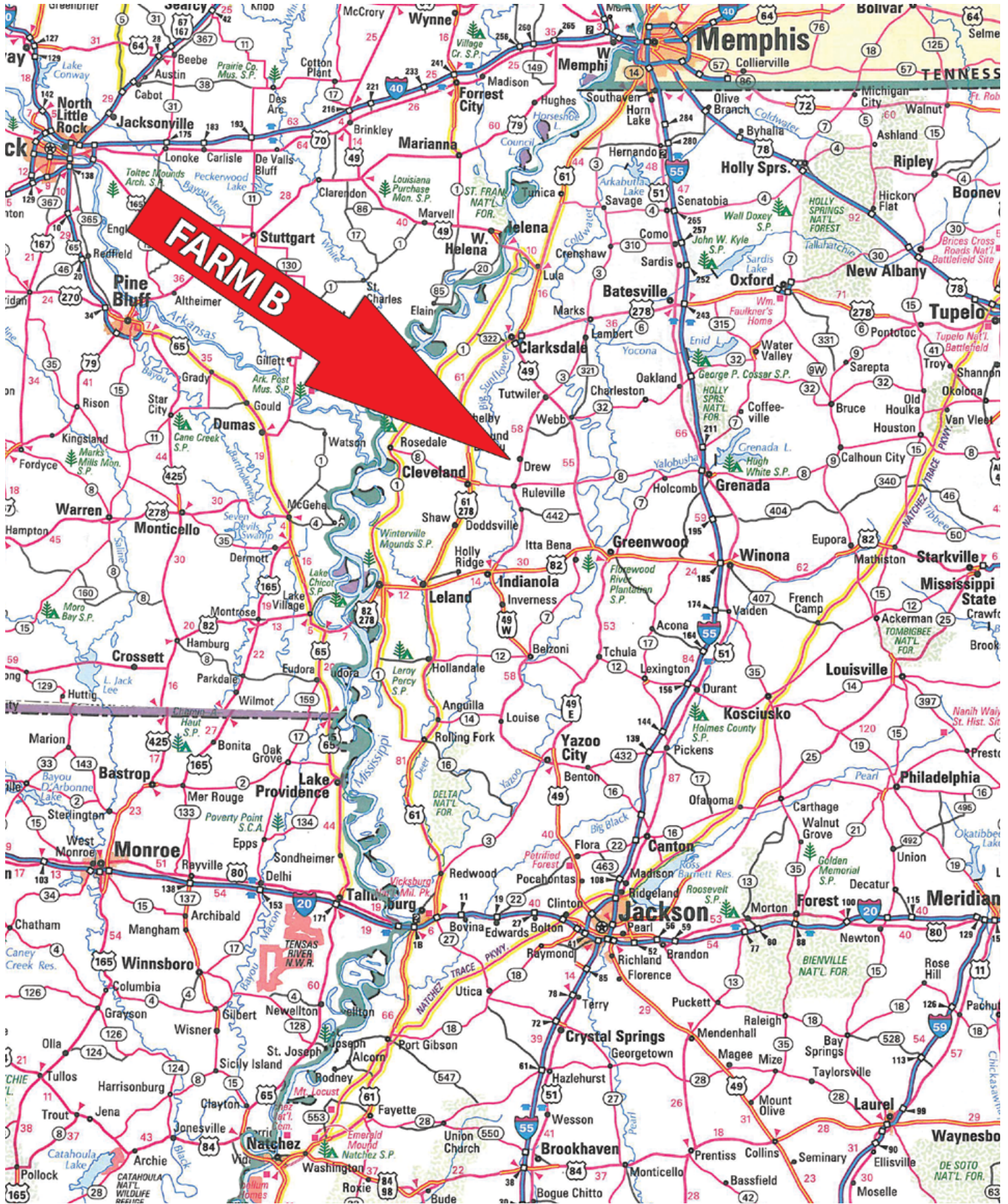
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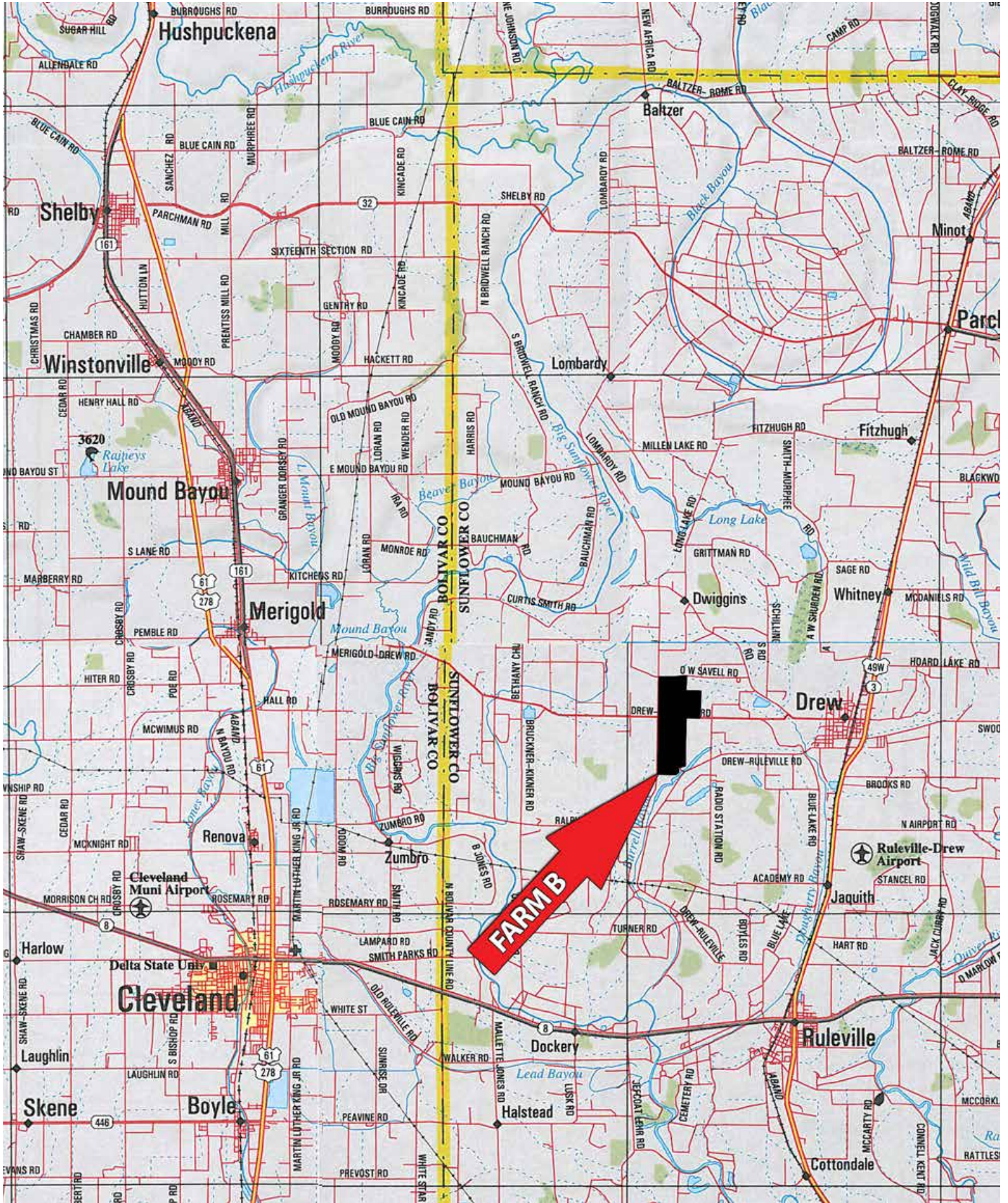


MAPS

LOCATION MAP



GAZETEER MAP



AERIAL MAP

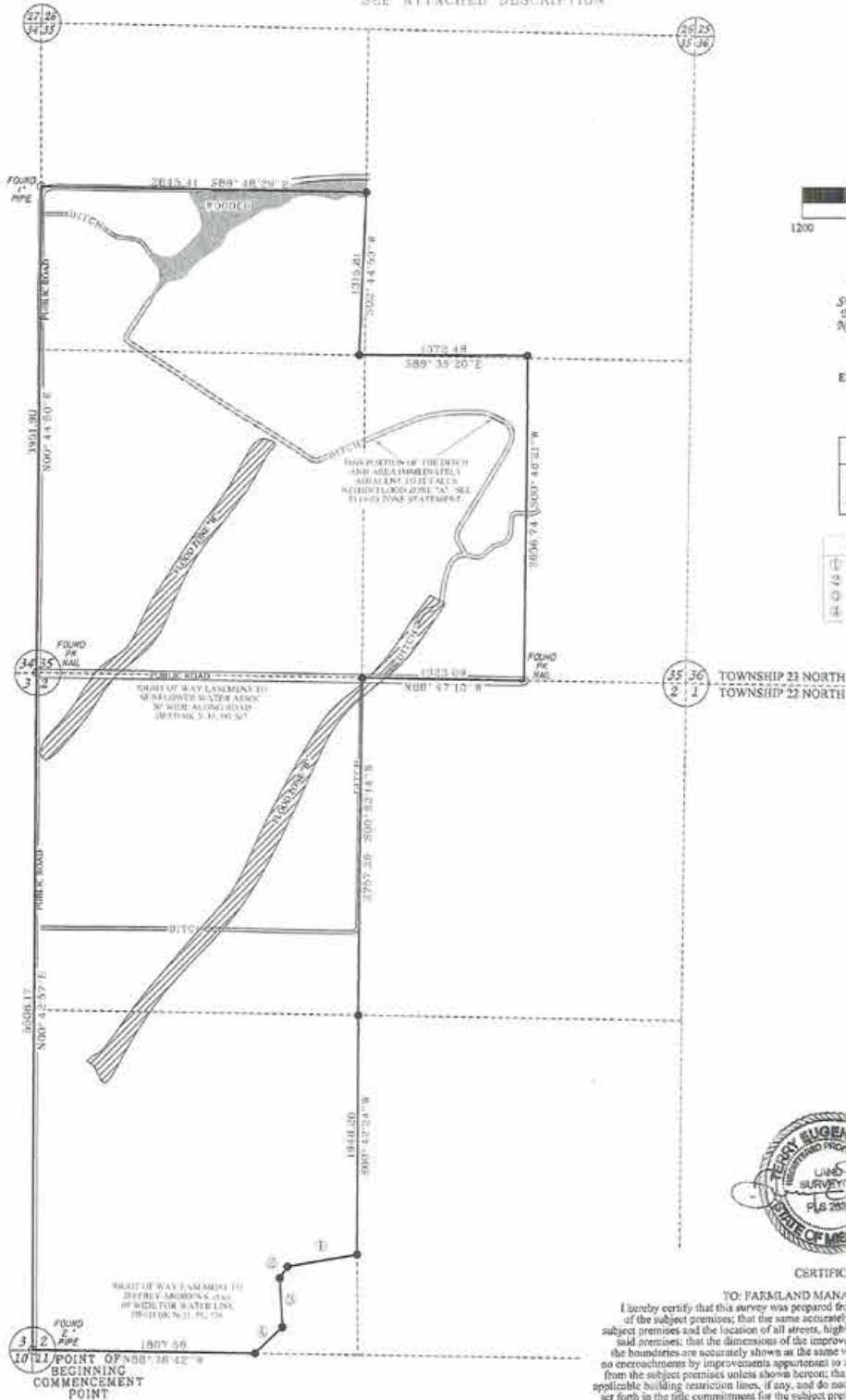


SURVEY MAP

PLAT OF A 642.9 ACRE TRACT
 IN SECTION 2, TOWNSHIP 22 NORTH AND IN
 SECTION 35, TOWNSHIP 23 NORTH, RANGE 4
 WEST, SULLOWNER COUNTY, MISSISSIPPI

ALTA / ACSM LAND TITLE SURVEY

SEE ATTACHED DESCRIPTION



SCALE 1" = 600'
 CLASS "C" SURVEY
 SURVEY COMPLETED ON
 DECEMBER 11, 2007 FOR
 NEW SOUTH PROPERTIES

MERIDIAN BASED ON
 GRID NORTH S.P.C.S.
 MS WEST NAD 83 AS
 ESTABLISHED BY GLOBAL
 POSITIONING SYSTEM
 REVISED
 FEBRUARY 25, 2008

LEGEND	
●	- SET 1/2" IRON PEGS
○	- PROPERTY CORNER

CALL REFERENCES	
①	S80°40'41" W 577.04
②	S04°18'12" W 111.73
③	S02°24'17" E 394.33
④	S46°55'27" W 307.71



CERTIFICATION

TO: FARMLAND MANAGEMENT SERVICES
 I hereby certify that this survey was prepared from an actual on the ground instrument survey of the subject premises; that the same accurately shows the location of the boundaries of the subject premises and the location of all streets, highways, alleys and public ways crossing or abutting said premises; that the dimensions of the improvements and the location thereof with respect to the boundaries are accurately shown as the same were situated on January 15, 2008; that there are no encroachments by improvements appurtenant to adjoining premises upon the subject premises, nor from the subject premises unless shown hereon; that all buildings and structures lie wholly within all applicable building restriction lines, if any, and do not violate any restriction or other recorded agreement set forth in the title commitment for the subject premises dated 10/30/2007, issued to you by Lawyers Title Insurance Company; that all easements and rights of way which are appurtenant to or burden the subject premises and (1) are referred to in the Title Commitment, or (2) are apparent from a visual inspection, are delineated hereon. Access to and egress from the subject premises and the improvements and structures thereon are provided via the means indicated hereon. Telephone and electric services of public utilities are available on premises described hereon.

FLOOD ZONE STATEMENT
 The property shown hereon contains areas designated as Zone A, Zone B and Zone C as defined and shown on F.I.R.M. No. 280195 0100 B, dated September 28, 1979. The upland, agricultural property is primarily in Zone C. The noted drainage ditches are designated as Zones A and B. See referenced F.I.R.M. for further details.

TERRY EUGENE SMITH
 REGISTERED PROFESSIONAL LAND SURVEYOR
 REG. NO. 2622
 STATE OF MISSISSIPPI
 OFFICE OF REGISTERED
 SURVEYORS AND ENGINEERS
 100 NORTH BRIDGE
 CLARKSDALE, MISSISSIPPI 39314
 PHONE 662-827-4833 FAX 662-827-4820
 800-877-2001
 800-877-2001
 800-877-2001

TERRY EUGENE SMITH REGISTERED LAND SURVEYOR
 PLS # 2622

LEGAL DESCRIPTION

DESCRIPTION OF A 642.9 ACRE TRACT IN SECTION 2, TOWNSHIP 22 NORTH AND IN SECTION 35, TOWNSHIP 23 NORTH, RANGE 4 WEST, SUNFLOWER COUNTY, MISSISSIPPI

ALTA / ACSM LAND TITLE SURVEY SEE ATTACHED PLAT

Commencing from an iron pipe at the Southwest Corner of Section 2, Township 22 North, Range 4 West, Sunflower County, Mississippi, which is also the Point of Beginning;

Thence North 00°42'57" East 5508.17 feet along the West Line of said Section 2 to an iron pin in the center of a Public Road, which is the Northwest Corner of said Section 2;

Thence North 00°44'50" East 3951.90 feet along the West Line of Section 35, Township 23 North, Range 4 West to an iron pipe at the Northwest Corner of the South Half of the Northwest Quarter of said Section 35;

Thence South 88°48'29" East 2645.41 feet to an iron pin at the Northeast Corner of the South Half of the Northwest Quarter of said Section 35;

Thence South 02°44'53" West 1315.81 feet along the toe of a levee to an iron pin;

Thence South 89°35'20" East 1372.48 feet along the toe of a levee to the center of a ditch;

Thence South 00°48'21" West 2656.74 feet to an iron pin in the Center of a Public Road at the Southeast Corner of the West Half of the Southeast Quarter of said Section 35;

Thence North 88°47'10" West 1323.09 feet along the South Line of said Section 35 to an iron pin at the South Quarter Corner thereof;

Thence South 00°52'14" West 2757.29 feet to an iron pin at the Center of said Section 2;

Thence South 00°42'24" West 1948.26 feet along the East Line of the Southwest Quarter of said Section 2 to an iron pin;

Thence South 80°40'41" West 577.04 feet to an iron pin;

Thence South 34°48'13" West 111.73 feet to an iron pin;

Thence South 02°24'17" East 394.33 feet to an iron pin;

Thence South 46°55'27" West 307.71 feet to an iron pin on the South Line of said Section 2;

LEGAL DESCRIPTION

Thence North 88°38'42" West 1807.58 feet along said South Line of said Section 2 to the Point of Beginning and containing 642.9 acres with a net acreage of 630.9 acres after excepting 12.0 acres of road right of way, as shown on the attached plat. All being in the West Half of Section 2, Township 22 North AND in the Southwest Quarter AND in the West Half of the Southeast Quarter AND in the South Half of the Northwest Quarter AND in the South Half of the Northeast Quarter of Section 35, Township 23 North, all in Range 4 West, Sunflower County, Mississippi.



TERRY EUGENE SMITH
REGISTERED PROFESSIONAL LAND SURVEYOR
REG. NO. PLS 2632
STATE OF MISSISSIPPI

SMITH & WEILAND,
SURVEYORS AND ENGINEERS, INC.
337 DELTA AVENUE
CLARKSDALE, MISSISSIPPI 38614
(662) 627-4833

LEGAL DESCRIPTION

LEGAL DESCRIPTION

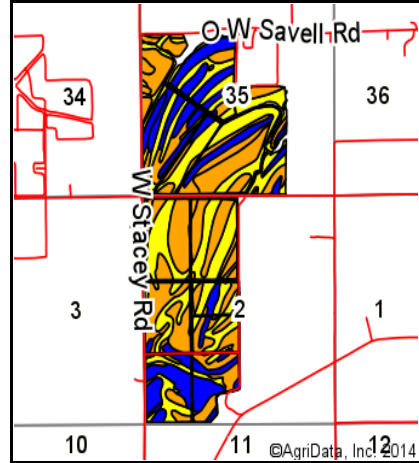
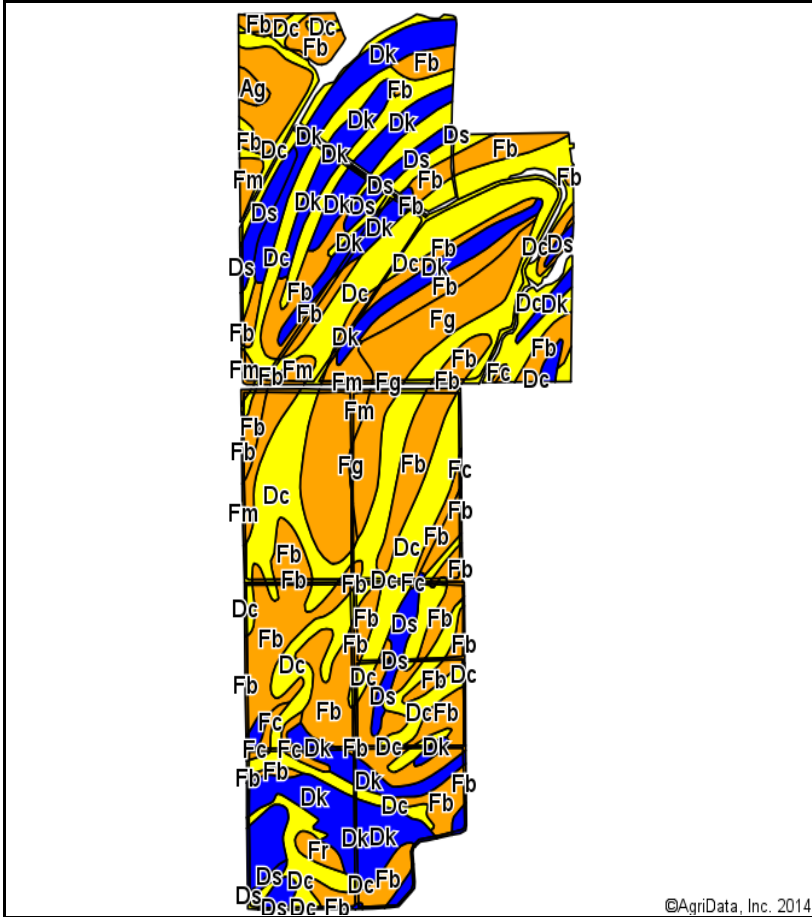
The West One-Half of Section 2, Township 22 North, Range 4 West; and the Southwest Quarter and the West One-Half of the Southeast Quarter and the South One-Half of the Northwest Quarter of Section 35, Township 23 North, Range 4 West, Sunflower County, Mississippi, containing 620 acres, more or less.

LESS AND EXCEPT THE FOLLOWING:

1. Part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 North, Range 4 West, Sunflower County, Mississippi: Described as Metes and Bounds as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2 and being the Point of beginning of the tract herein described: Thence run N 89 degrees 36 minutes West Along the south line of said Section 2 for 120.90 Ft: Thence run N 41 degrees 13 minutes East Along the center of a county road 186.28 Ft: Thence run S 00 degrees 44 minutes W Along the east line of the Southeast Quarter of the Southwest Quarter of said Section 2, 140.97 Ft. To the point of beginning and containing 0.196 acres more or less.
2. Part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 North, Range 4 West, Sunflower County, Mississippi: Described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2 thence run North 89 degrees 36 minutes 22 seconds West along the South line of said Section 2 for 120.90 feet to the center of a county paved road and the point of beginning of the tract herein being described: thence continue North 89 degrees 36 minutes 22 seconds West along the South line of said Section 2 for 704.74 feet: thence run North 45 degrees 57 minutes 28 seconds East for 307.68 feet: thence run North 3 degrees 22 minutes 16 seconds West for 394.36 feet: thence run North 33 degrees 52 minutes 36 seconds East for 111.78 feet: thence run North 79 degrees 43 minutes 19 seconds East for 577.00 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 2: thence run South 00 degrees 01 minute 40 seconds West along the East line of the Southeast Quarter of the Southwest Quarter of said Section 2 for 668.26 feet to the center of a county paved road: thence run South 41 degrees 18 minutes 52 seconds West along the center of said county paved road for 186.28 feet to the point of beginning and containing 10.9110 acres of land more or less.

SOIL INFORMATION

SOIL MAP



Soils \ latest

State: **Mississippi**
 County: **Sunflower**
 Location: **2-22N-4W**
 Township: **District 5**
 Acres: **616.29**
 Date: **7/2/2014**








Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

©AgriData, Inc. 2014

Area Symbol: MS133, Soil Area Version: 8

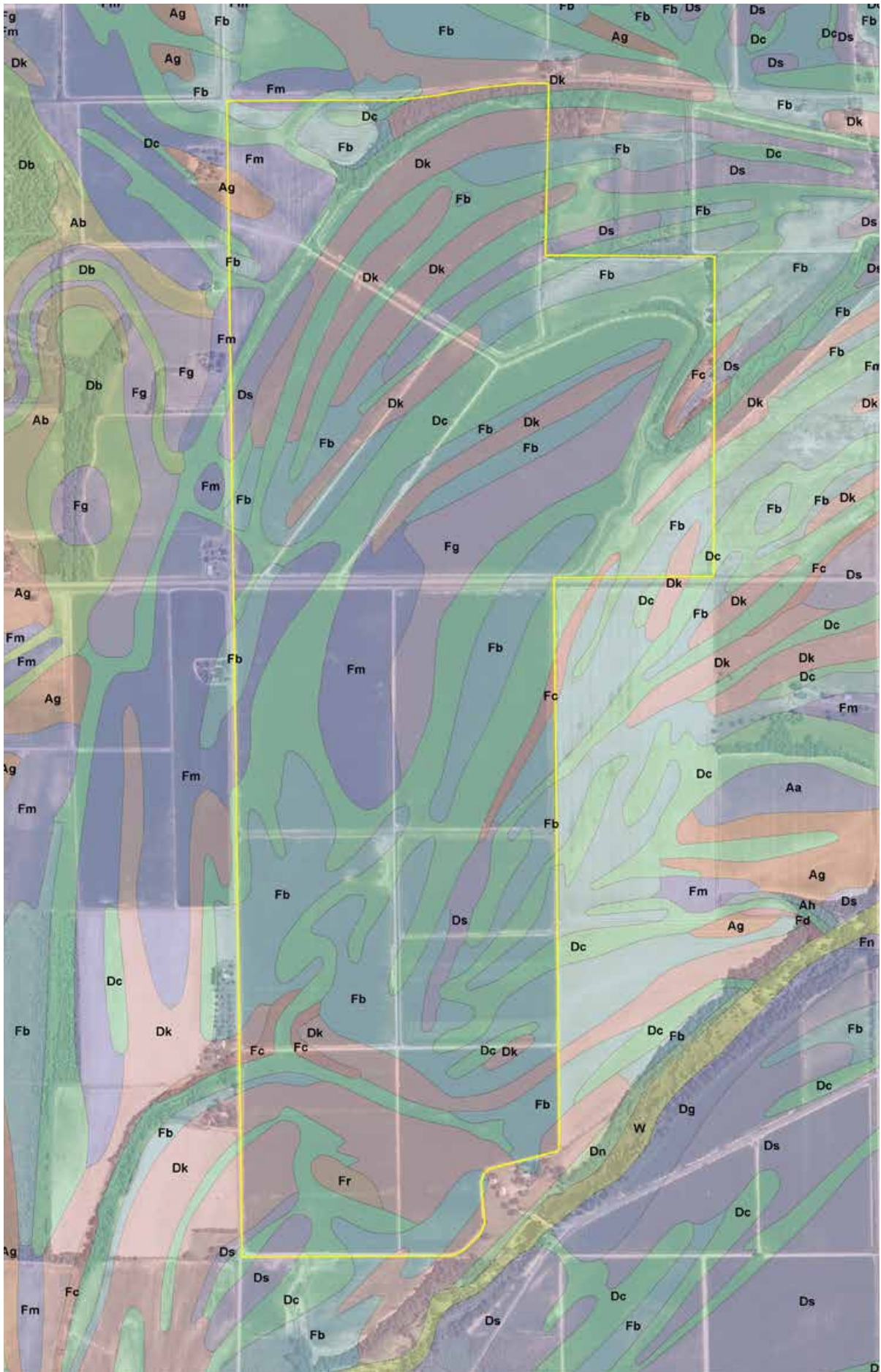
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Common bermudagrass	Corn	Cotton lint	Improved bermudagrass	Rice	Rice Irrigated	Soybeans	Tall fescue	Tall fescue Irrigated	Wheat
Dc	Dowling soils, overwash phases (sharkey)	223.68	36.3%		IVw	4.5						30			45
Fb	Forestdale silt loam, 0.5 to 3 percent slopes	166.20	27.0%		IIIw	6.5	50	600			130	35	9		40
Dk	Dundee silt loam, 0 to 3 percent slopes	105.84	17.2%		IIw		85	750		9		40	9		45
Fm	Forestdale silty clay loam, 0.5 to 3 percent slopes	52.90	8.6%		IIIw	6.5	50	600			130	35	9		40
Fg	Forestdale silty clay, 0.5 to 3 percent slopes	31.98	5.2%		IIIw	6.5	50	600			130	35	9		40

SOIL MAP

Fr	Forestdale very fine sandy loam, 0.5 to 3 percent slopes	2.95	0.5%		Illw	6.5	50	600			130	35	9		40	
Ag	Alligator silty clay, 0.5 to 3 percent slopes	2.15	0.3%		Ille	6.5		550		9	6		30	9	45	47
Weighted Average						4.4	38.9	413		1.9	*-	55.5	34.2	5.7	0.2	42.9

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

SOIL MAP



SOIL TESTS

2011 Grid Sampling

PR 8 - Sunflower Drew



Powered By



version 10.30

Field Concepts
384 CR 402
Jonesboro, AR 72404

4/20/2012 1:40:34 PM

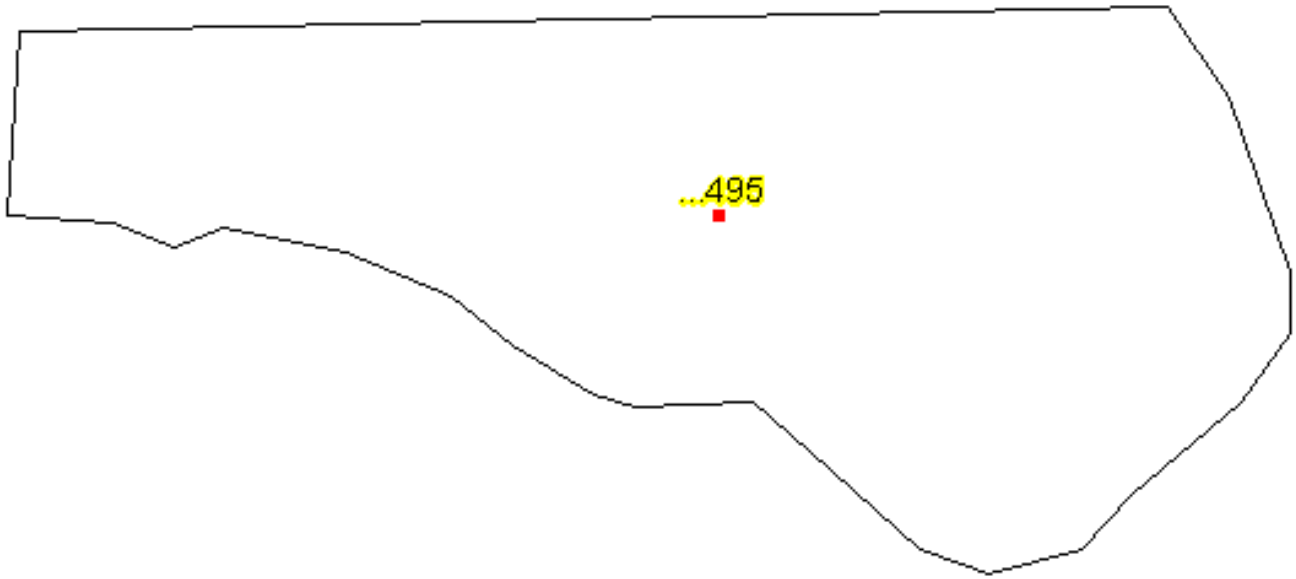
Product List

Product	Crop	Formula Name	Formula Equation
Lime	All Crops	Lime - Silt to Silty Clay Loam	U.Ark - Lime (Silt Loam)

Field List

Farm	Field	Acres	Border Uploaded	Samples Uploaded	Lab Results Obtained
Farm 728	N1	9.9	4/20/2012	4/20/2012	4/20/2012
Farm 728	N2	24.8	4/20/2012	4/20/2012	4/20/2012
Farm 728	N3	58.5	4/20/2012	4/20/2012	4/20/2012
Farm 728	N5	19.3	4/20/2012	4/20/2012	4/20/2012
Farm 728	N6	18.6	4/20/2012	4/20/2012	4/20/2012
Farm 728	N7	77.3	4/20/2012	4/20/2012	4/20/2012
Farm 728	N8	24.8	4/20/2012	4/20/2012	4/20/2012
Farm 728	N9	56.5	4/20/2012	4/20/2012	4/20/2012
Farm 728	S1	59.4	4/20/2012	4/20/2012	4/20/2012
Farm 728	S2	57.9	4/20/2012	4/20/2012	4/20/2012
Farm 728	S3	23.6	4/20/2012	4/20/2012	4/20/2012
Farm 728	S4	26.3	4/20/2012	4/20/2012	4/20/2012
Farm 728	S5	49.9	4/20/2012	4/20/2012	4/20/2012
Farm 728	S6	47.9	4/20/2012	4/20/2012	4/20/2012
Farm 728	S7	38.4	4/20/2012	4/20/2012	4/20/2012
Total Acreage:		592.9			

Sample Locations



N1

Lab Results

FIELD CONCEPTS

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465495	5.1	24	113	16.1	1655	0.8	0.4	415	2.5

Powered By FieldRx™
version 10.30

PR 8 - Sunflower Drew
Farm 728
N1
9.9 acres

N1

Field Summary

FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	39488	4000	4000	4000	9.9

Sample Locations



N2

Lab Results

FIELD CONCEPTS

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465496	5.5	21	152	18.8	2360	1.4	0.6	553	2.7
1465497	5.2	17	113	18	1938	0.6	0.4	501	1.8
1465498	5.2	13	79	14.6	1619	0.5	0.4	386	2

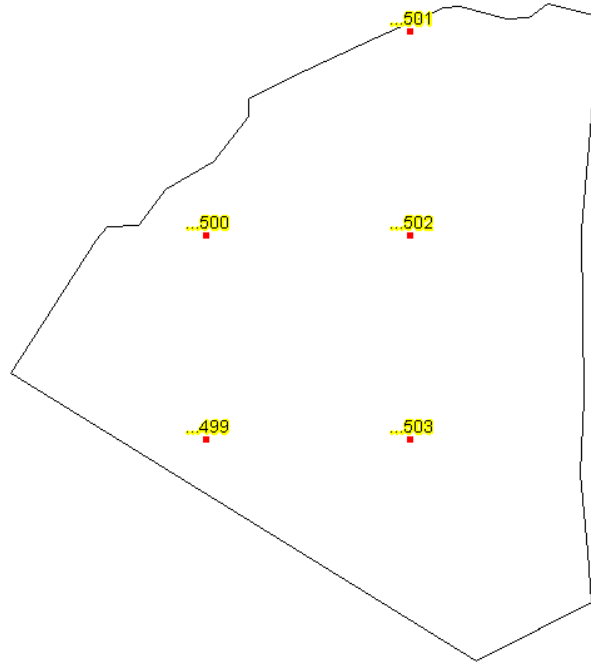
N2

Field Summary

FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	81849	4000	3294	2500	24.9

Sample Locations



Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465499	7	50	193	13.3	2293	1.9	0.9	487	2.8
1465500	6.8	24	197	17.3	2903	0.8	0.6	636	2.8
1465501	6.8	18	141	15.9	2716	2.5	0.6	567	2.7
1465502	6.6	32	137	17.5	2905	2.4	0.8	604	3.2
1465503	7	30	125	16.8	2998	1.8	0.7	602	2.7

N3

Field Summary

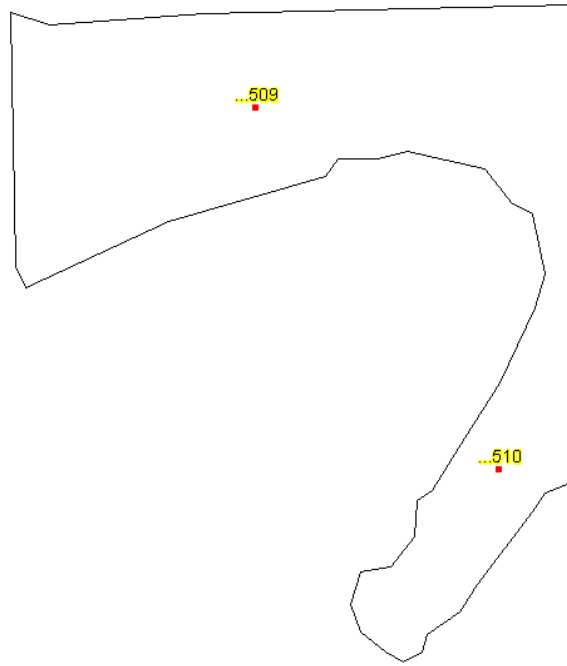
FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

N5

Sample Locations

FIELD CONCEPTS



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PR 8 - Sunflower Drew
Farm 728
N5
19.3 acres

Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465509	6	36	208	20.3	2785	2.4	0.9	755	4.6
1465510	5.4	12	124	15.7	1837	0.6	0.4	482	2

N5

Field Summary

FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	12834	2500	665	0	5.1

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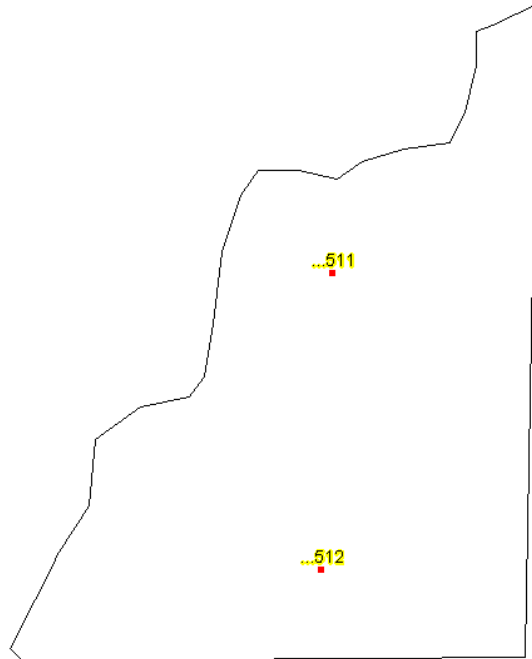
version 10.30

PR 8 - Sunflower Drew
Farm 728
N5
19.3 acres

N6

Sample Locations

FIELD CONCEPTS



Powered By FieldRx™
version 10.30



PR 8 - Sunflower Drew
Farm 728
N6
18.6 acres

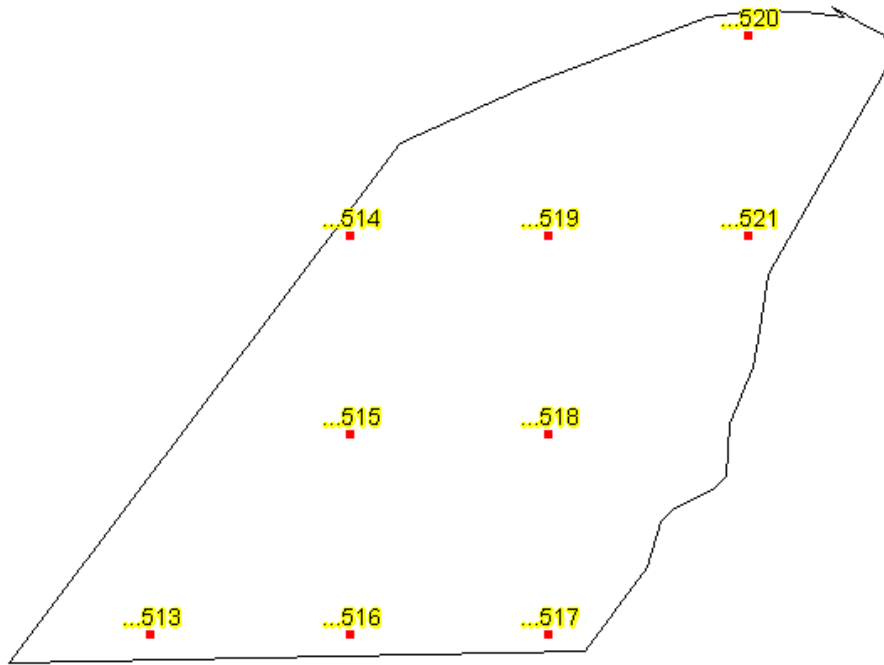
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465511	5.7	11	108	14.6	1968	0.2	0.4	453	1.6
1465512	5.8	15	146	12.9	1400	0.7	0.5	591	2.7

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



N7

Lab Results

FIELD CONCEPTS

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465513	6.7	17	123	19.4	2892	0.6	0.6	892	2.1
1465514	7.4	15	154	20	3134	0.5	0.7	952	2.3
1465515	7.4	23	87	18.8	3177	1.3	0.7	782	2.5
1465516	6.4	31	146	21.3	3384	1.2	0.8	736	3.1
1465517	7.3	15	138	18.3	3044	1.3	0.7	769	2.2
1465518	6.9	17	139	15.6	2482	0.7	0.7	685	2.6
1465519	6.5	40	135	16.4	2595	2.9	0.6	599	2.9
1465520	6.4	57	115	17.1	2614	3.9	0.5	646	3.7
1465521	6.1	35	142	18	2497	2.2	0.5	684	6.2

N7

Field Summary

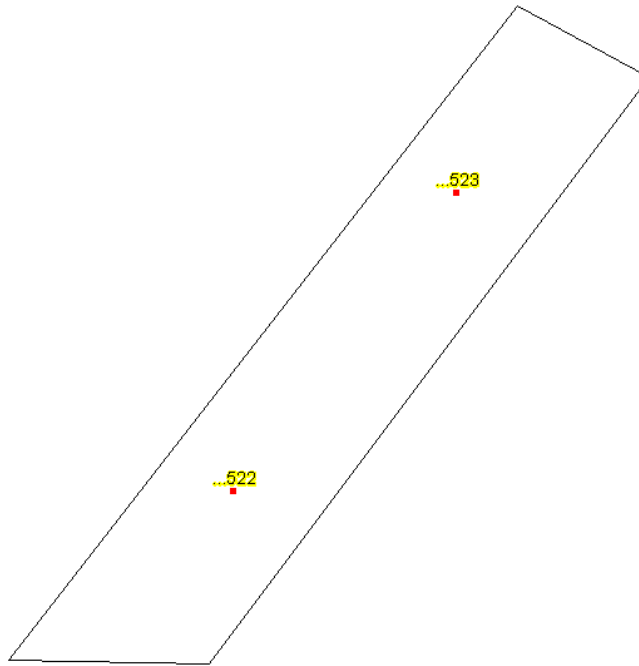
FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Powered By FieldRx™
version 10.30

PR 8 - Sunflower Drew
Farm 728
N7
77.3 acres

Sample Locations



Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465522	7.5	48	100	18	3244	15.4	0.7	650	3
1465523	7.4	26	77	13.2	2221	1.9	0.3	559	2.1

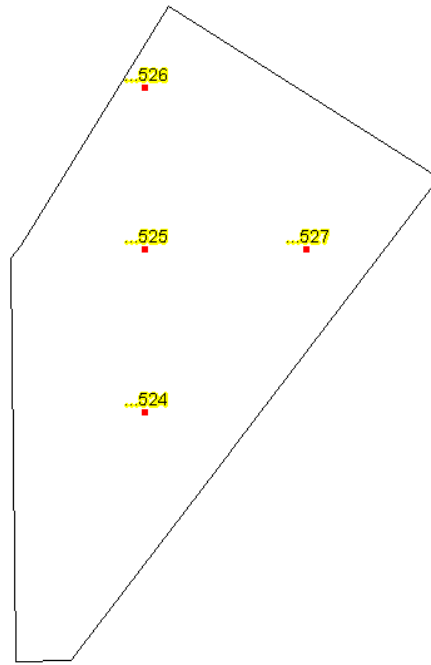
N8

Field Summary

FIELD CONCEPTS

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



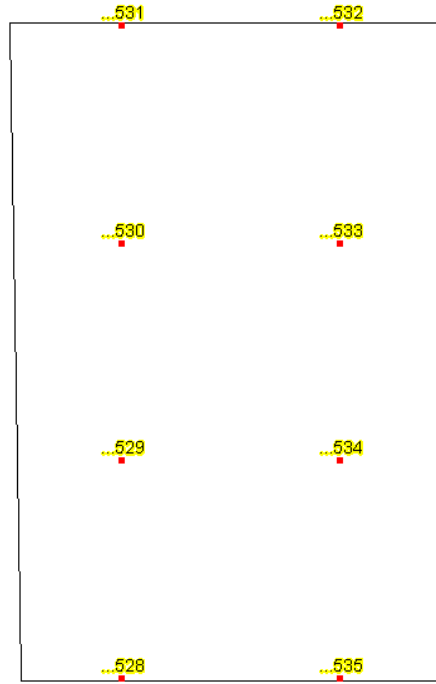
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465524	6.7	29	138	17.2	2847	2.8	0.6	628	3.1
1465525	6.5	22	121	15.6	2470	2.9	0.6	567	3.5
1465526	5.7	33	174	15.3	2028	5.3	0.4	477	2.7
1465527	6.8	25	111	14.7	2502	2.6	0.6	531	3.1

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



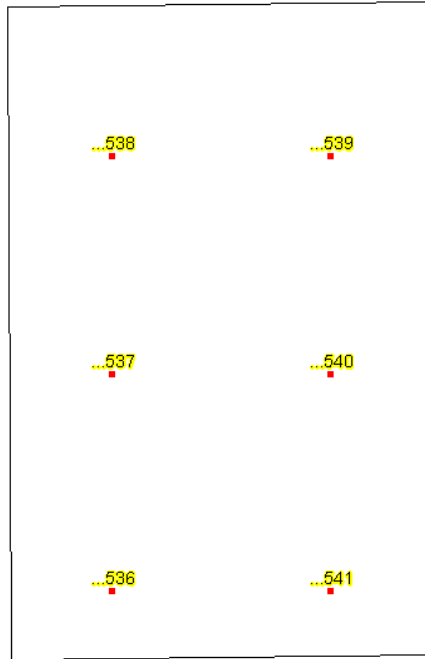
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465528	7.6	26	59	13.9	2324	1.5	0.5	595	2.4
1465529	7.3	12	69	13	2151	1.8	0.4	563	2.7
1465530	7.1	21	88	15.4	2605	1.8	0.4	638	2.8
1465531	6.8	23	84	17.9	2605	1.9	0.3	896	2.4
1465532	6.7	16	94	16.7	2095	1.5	0.3	970	2.3
1465533	6.8	15	106	15.7	2312	1.6	0.4	764	2.7
1465534	7	16	90	16.4	2817	2.1	0.4	663	2.7
1465535	6.4	13	88	16	2569	2.1	0.4	545	2.9

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



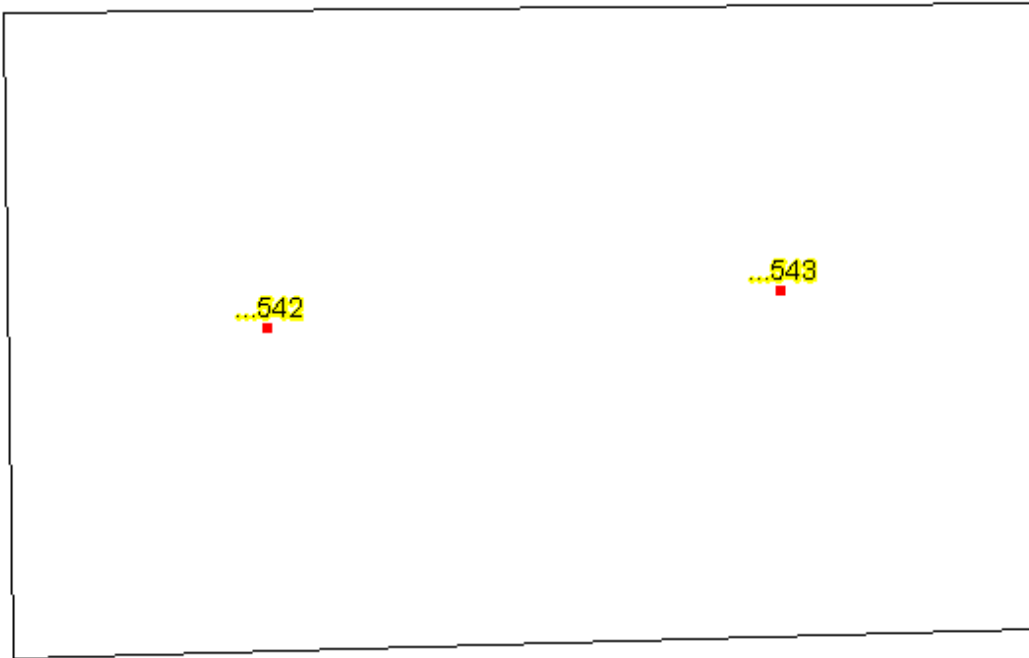
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465536	6.9	13	68	14.8	2570	1.3	0.3	559	1.9
1465537	7.2	32	109	18.2	2983	3.1	0.5	797	2.9
1465538	6.9	31	117	16.8	2711	2.5	0.5	730	2.6
1465539	7.1	16	69	17	2716	1.4	0.3	799	2.3
1465540	7.1	21	113	16.7	2678	1.5	0.5	758	2.4
1465541	7.1	27	108	19.8	3072	1.7	0.5	963	2.8

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



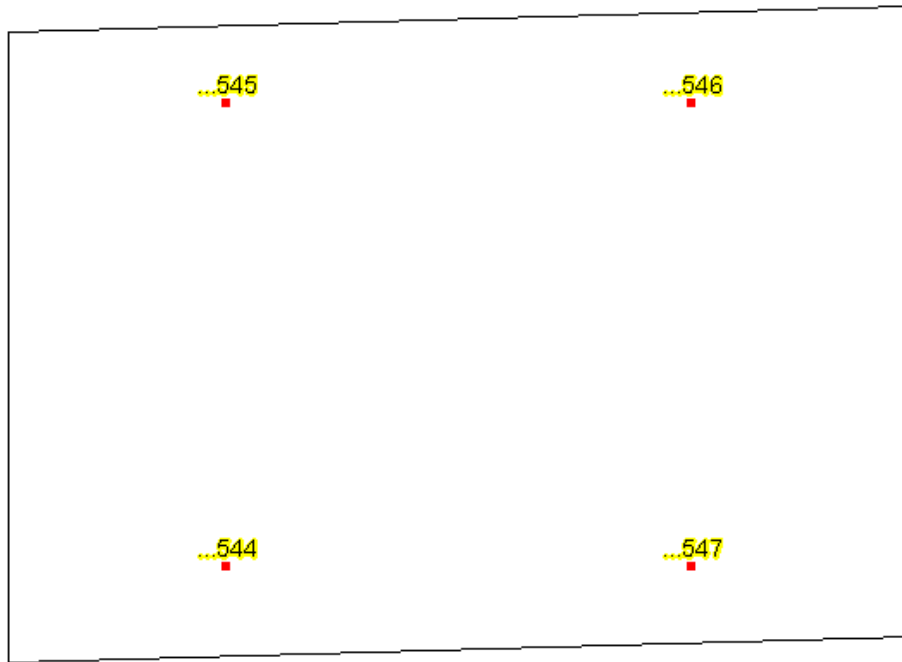
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465542	7	22	126	14.3	2518	2.4	0.5	533	2.5
1465543	6.9	16	93	15.7	2717	1.4	0.5	587	2.5

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



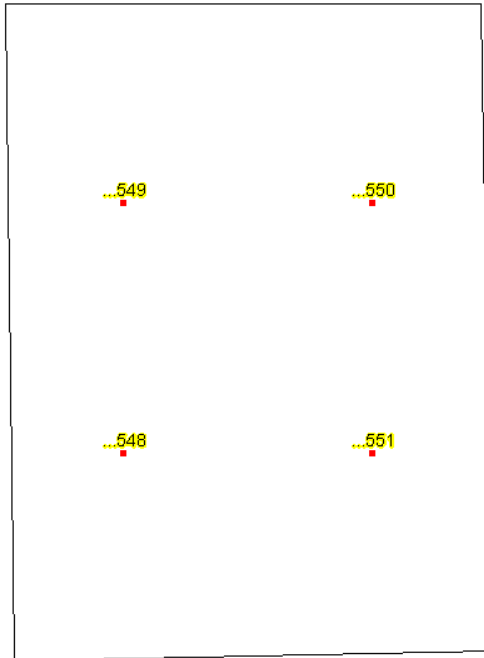
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465544	6.8	29	128	15	2479	2.7	0.4	584	2.4
1465545	7	21	149	17.2	2969	2.2	0.5	665	3
1465546	6.7	27	168	17.4	2915	2.7	0.7	609	3.5
1465547	6.9	31	120	14.7	2473	2.6	0.5	579	3

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



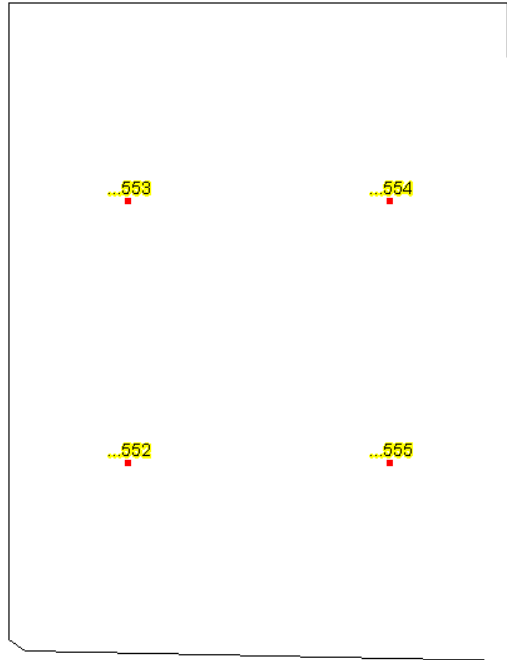
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465548	7.1	18	77	16	2534	1.8	0.4	761	2.1
1465549	6.9	9	65	16.5	2795	0.8	0.3	660	2
1465550	7.2	19	130	19	2850	1.4	0.5	974	2.6
1465551	7.2	16	113	18.6	2315	1.4	0.3	1202	2.8

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



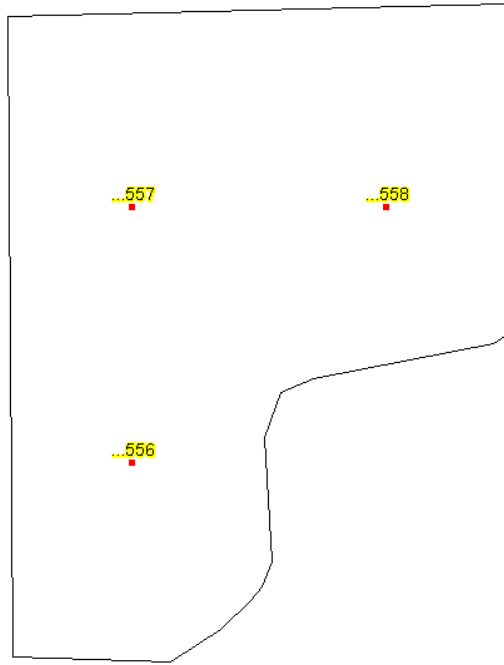
Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465552	6.9	25	69	10.5	1861	1.3	0.4	374	1.7
1465553	6.9	22	104	14.6	2390	1.3	0.3	612	2.2
1465554	6.9	26	91	15.3	2635	1.2	0.4	577	2.4
1465555	6.7	21	84	12.8	2223	1.4	0.4	427	2

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

Sample Locations



Lab Results

Sample Pt	pH	P	K	CEC	Ca	Zn	B	Mg	OM
1465556	6.7	25	136	17.7	2880	2	0.4	681	3.1
1465557	6.8	27	88	10.9	1801	1.7	0.4	418	2.7
1465558	6.6	43	111	12.7	2046	2.9	0.4	470	2.5

Field Summary

Formula Name	Product	Total	Max	Avg	Min	Trt Area (ac)
Lime - Silt to Silty Clay Loam	Lime	0	0	0	0	0.0

YIELD INFORMATION

FSA INFORMATION

FSA FORM 156EZ

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 14, 2013

Abbreviated 156 Farm Record

State : MISSISSIPPI

Farm Number : 728

County : SUNFLOWER

Operator Name :

ASHLEY SELMAN FARMS PARTNERSHIP

Farm Associated with operators :

28-011-32, 28-011-368, 28-133-728, 28-133-1163, 28-083-1451, 28-083-2683, 28-083-2851, 28-083-3156, 28-133-3510, 28-133-3894, 28-133-4128, 28-133-4132

CRP contract numbers :

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	WRP	CRP	GRP	Farm Status	Number Of Tracts
685.79	584.27	584.27	0.00	0.00	0.00	0.00	Active	1

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	FAV/WR History	Acre Election	EWP	DCP Ag. Related Activity
0.00	0.00	584.27	0.00	0.00	0.00	No	No	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	50.50	0.00	0.00	32	41
Upland Cotton	29.50	0.00	0.00	553	487
Sunflowers	5.90	0.00	0.00	660	771
Soybeans	194.50	0.00	0.00	28	34
Rice-Long Grain	243.40	0.00	0.00	4190	5272

NOTES

FSA FORM 156EZ

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

Program Year 2013

Date Aug 14, 2013

Abbreviated 156 Farm Record

State : MISSISSIPPI

Farm Number : 728

County : SUNFLOWER

Tract Number : 629

Description : G-7 S2, T22N, R4W and S35, T23N, R4W

FAV/WR History : No

BIA Unit Range Number :

HEL Status : NHEL: No agricultural commodity planted on undetermined fields

Wetland Status : Tract contains a wetland or farmed wetland

WL Violations :

Owners : PROVENTUS L L C

Other Producers :

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	WRP	CRP	GRP
685.79	584.27	584.27	0.00	0.00	0.00	0.00

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	MPL	FWP	EWP	DCP Ag. Related Activity
0.00	0.00	584.27	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PTPP Reduction Acres	Direct Yield	Counter Cyclical Yield
Wheat	50.50	0.00	0.00	32	41
Upland Cotton	29.50	0.00	0.00	553	487
Sunflowers	5.90	0.00	0.00	660	771
Soybeans	194.50	0.00	0.00	28	34
Rice-Long Grain	243.40	0.00	0.00	4190	5272

FSA FORM 156EZ

Form : FSA-156EZ



United States Department of Agriculture
Farm Service Agency

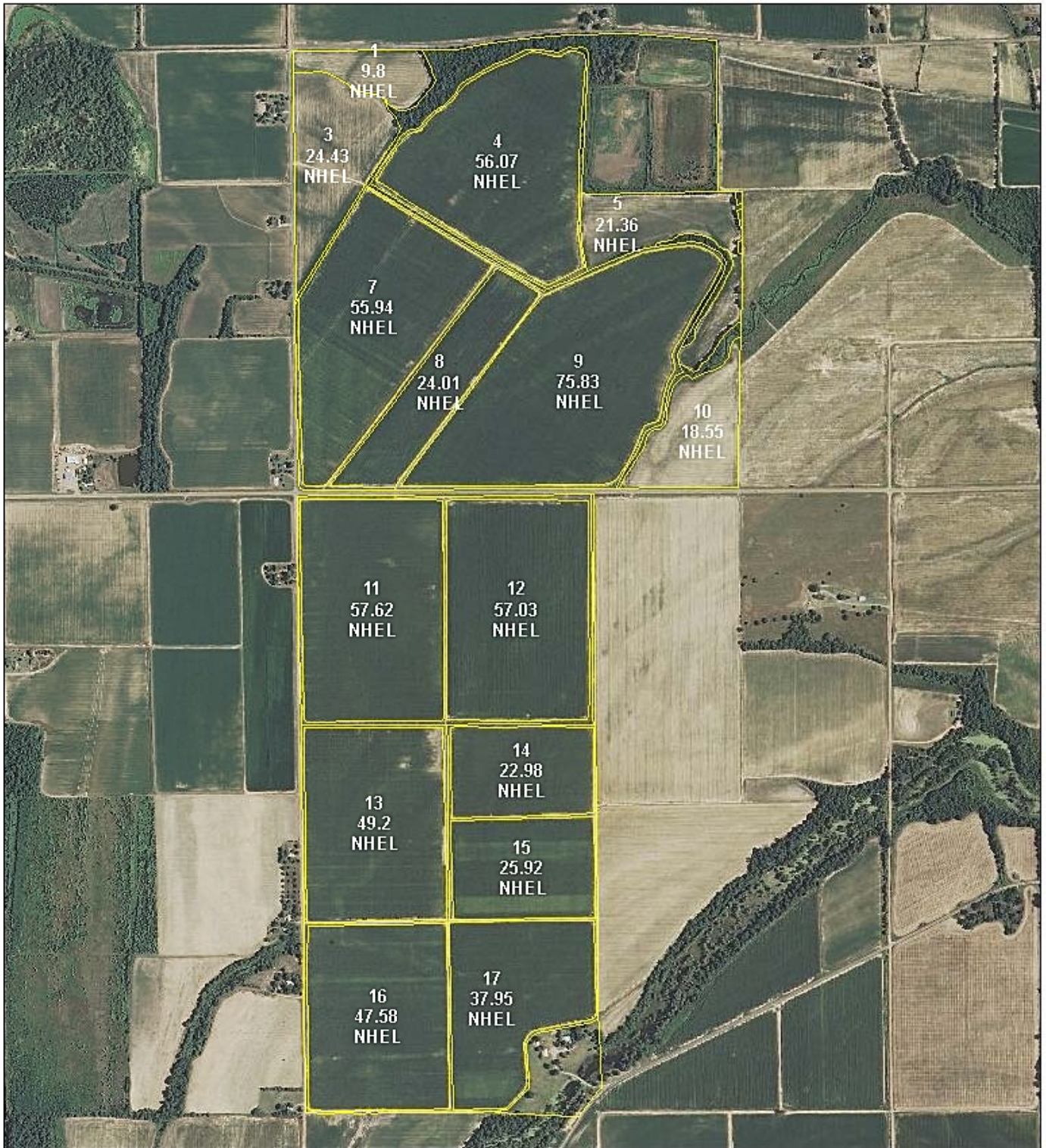
Program Year 2013

Date Aug 14, 2013

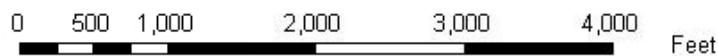
Abbreviated 156 Farm Record

NOTES


FSA INFORMATION



Farm: 728
Tract: 629



Wetland Determination Identifiers
● Restricted Use
▽ Limited Restrictions
■ Exempt from Consensus Compliance Provisions

 USDA Farm Service Agency
Sunflower County, Mississippi

Printed Date: August 05, 2013
Photography Date: 2012

Disclaimer: Wetland identifiers do not represent size, shape, or specific determination of area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NRCS.

MINERAL RIGHTS

MINERAL RIGHTS INFORMATION

SUNFLOWER DREW
Mineral Conveyance

Seller conveyed all of his mineral interest(s) subject to any prior reservation or conveyance, together with release of damages, of minerals of every kind and character, including but not limited to, oil, gas, sand and gravel in, on and under the land.

NOTE: No mineral searches were conducted prior to purchase of the property.

IRRIGATION INFORMATION

WELL SUMMARY

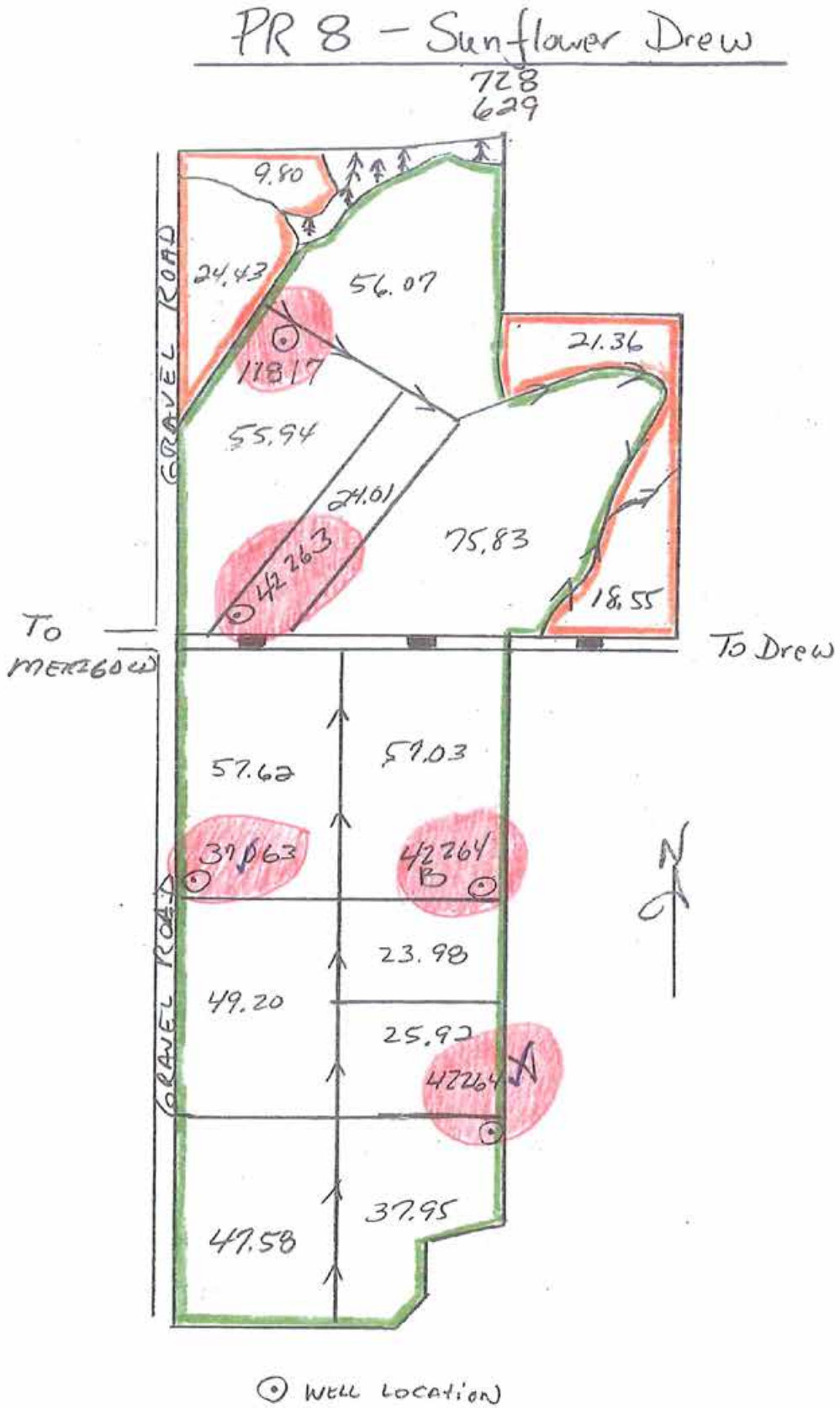
Farm: Sunflower Drens

FMS Building & Equipment Inventory Log

Date: 8-19-13

Item	Category	Manufacturer	Model	Serial Number	FMS ID#	Power	\$ Value	Condition	Latitude	Longitude	Description	Pic
	[R] Irrigation [BU] Building [IM] Improvement [EQ] Equipment [VE] Vehicle [MO] House/Mobile [OT] Other					[1] N/A [2] Diesel - Client's [3] Diesel - Tenant's [4] Elec [5] LP (NatGas) - Client's [6] LP (NatGas) - Tenant's		[1] Great [2] Good [3] Satisfactory [4] Bad [5] Poor [6] Other				
well	IR				37065	3			33.807929	90.580478		
pump	SR	Delta		-								
Generator	u	Randolph		M008AA1962127	422601A							
well	SR								33.802242	90.582040		
pump		Delta										
Generator		Randolph		R0807155	422601B							
well	SR								33.807086	90.581926		
pump		Delta		-								
Generator		OMNF		53089-097								
well	SR				92263				33.813203	90.587447		
pump	↓	Delta		-					↓	↓		
Generator	↓	Randolph		R0506217					↓	↓		
well	SR				11817				33.819567	90.586826		
pump	↓	Omni		60483-01								
Generator	↓	Mid South		10509								

WELL SUMMARY



WELL & IRRIGATION MAP



IRRIGATION SUMMARY

IRRIGATION SYSTEM

The subject property is irrigated with (5) turbine wells equipped with underground irrigation pip with risers



WELL PERMITS

Drew

STATE OF MISSISSIPPI
Department of Environmental Quality
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq.(1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-06653

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: NE 1/4 of the SE 1/4

Section: 19 **Township:** 18N **Range:** 04W

County: SUNFLOWER

Quad: INDIANOLA

Maximum Volume: 429 Acre-Foot/Year *equivalent to* .3829 Million Gallons/Day

Maximum Rate: 1500 Gallons/Minute

Applicant Name: LAUHER, MICHAER J

Applicant Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Date Permit Issued: 06/09/1987

Date Permit Expires: 08/23/2020

Date Permit Modified:

Date Permit Re-issued: 08/23/2010

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE


Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI

Department of Environmental Quality

Office of Land and Water Resources

P. O. Box 2309

Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-36522

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SE 1/4 of the SW 1/4 **Section:** 32 **Township:** 24N **Range:** 04W

County: SUNFLOWER

Quad: MOUND BAYOU

Maximum Volume: 87 Acre-Feet/Year *equivalent to* .0777 Million Gallons/Day

Maximum Rate: 800 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Date Permit Issued: 04/08/1997

Date Permit Expires: 08/23/2020

Date Permit Modified:

Date Permit Re-issued: 08/23/2010

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

Sunflower Drew

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq.(1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow or lake level elevation (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-11817

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: NW 1/4 of the SW 1/4

Section: 35 **Township:**23N **Range:** 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: .2999 Million Gallons/Day

equivalent to 336 Acre-Feet/Year

Maximum Rate: 2000 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Date Permit Issued: 05/23/1989

Date Permit Expires: 01/28/2018

Date Permit Modified: 04/26/2010

Date Permit Re-issued: 01/28/2008

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE

Sam Mabry

Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI

Department of Environmental Quality

Office of Land and Water Resources

P. O. Box 2309

Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-37063

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SW 1/4 of the NW 1/4

Section: 02

Township: 22N

Range: 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 360 Acre-Feet/Year equivalent to .3213 Million Gallons/Day

Maximum Rate: 2000 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 61874

Date Permit Issued: 09/14/1999

Date Permit Expires: 05/25/2019

Date Permit Modified: 04/26/2010

Date Permit Re-issued: 05/25/2009

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry

Office Director

WELL PERMITS

STATE OF MISSISSIPPI

Department of Environmental Quality

Office of Land and Water Resources

P. O. Box 2309

Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq.(1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-42262

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 561874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: NE 1/4 of the SW 1/4

Section:02

Township:22N

Range: 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 333 Acre-Feet/Year *equivalent to* .2972 Million Gallons/Day

Maximum Rate: 2600 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 61874

Date Permit Issued: 01/28/2008

Date Permit Expires: 01/28/2018

Date Permit Modified: 04/26/2010

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI

Department of Environmental Quality

Office of Land and Water Resources

P. O. Box 2309

Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

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Permit Number: MS-GW-42263

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SW 1/4 of the SW 1/4

Section: 35

Township: 23N

Range: 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 300 Acre-Foot/Year *equivalent to* .2678 Million Gallons/Day

Maximum Rate: 2000 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES

1803 WOODFIELD DR

STE B

SAVOY

IL 61874

Date Permit Issued: 01/28/2008

Date Permit Expires: 01/28/2018

Date Permit Modified: 04/26/2010

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

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Permit Number: MS-GW-42264

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SE 1/4 of the NW 1/4 **Section:** 02 **Township:** 22N **Range:** 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 318 Acre-Feet/Year *equivalent to* .2838 Million Gallons/Day

Maximum Rate: 2000 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Date Permit Issued: 01/28/2008

Date Permit Expires: 01/28/2018

Date Permit Modified: 04/26/2010

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-43302

Landowner Name: PROVENTUS LLC

Landowner Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SE 1/4 of the NW 1/4 **Section:** 19 **Township:** 18N **Range:** 04W

County: SUNFLOWER

Quad: INDIANOLA

Maximum Volume: 167 Acre-Foot/Year *equivalent to* .1491 Million Gallons/Day

Maximum Rate: 2300 Gallons/Minute

Applicant Name: LAUHER, MICHAEL J

Applicant Address: C/O FARMLAND MGT SERVICES
1803 WOODFIELD DR
STE B
SAVOY IL 61874

Date Permit Issued: 03/22/2010

Date Permit Expires: 03/22/2020

Date Permit Modified: 04/26/2010

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE


Sam Mabry
Office Director

WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality,
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

Sunflower Drew

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-43587

Landowner Name: PROVENTUS LLC

Landowner Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SW 1/4 of the NW 1/4 **Section:** 35 **Township:** 23N **Range:** 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 111 Acre-Feet/Year *equivalent to* .0991 Million Gallons/Day

Maximum Rate: 750 Gallons/Minute

Applicant Name: FARMLAND MANAGEMENT SERVICES

Applicant Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Date Permit Issued: 01/25/2010

Date Permit Expires: 01/25/2020

Date Permit Modified:

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE

Sam Mabry

Sam Mabry
Office Director

WELL PERMITS



WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

Sunflower Drew

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow or lake level elevation (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-SW-03679

Landowner Name: PROVENTUS LLC

Landowner Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Source: UNNAMED TRIBUTARY TO BLUE LAKE

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SW 1/4 of the SE 1/4 **Section:** 35 **Township:** 23N **Range:** 04W

County: SUNFLOWER **Quad:** DREW

Maximum Volume: 54 Acre-Foot/Year *equivalent to* .0482 Million Gallon/Day

Maximum Rate: 2000 Gallons/Minute

Applicant Name: FARMLAND MANAGEMENT SERVICES

Applicant Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Date Permit Issued: 01/25/2010

Date Permit Expired: 01/25/2020

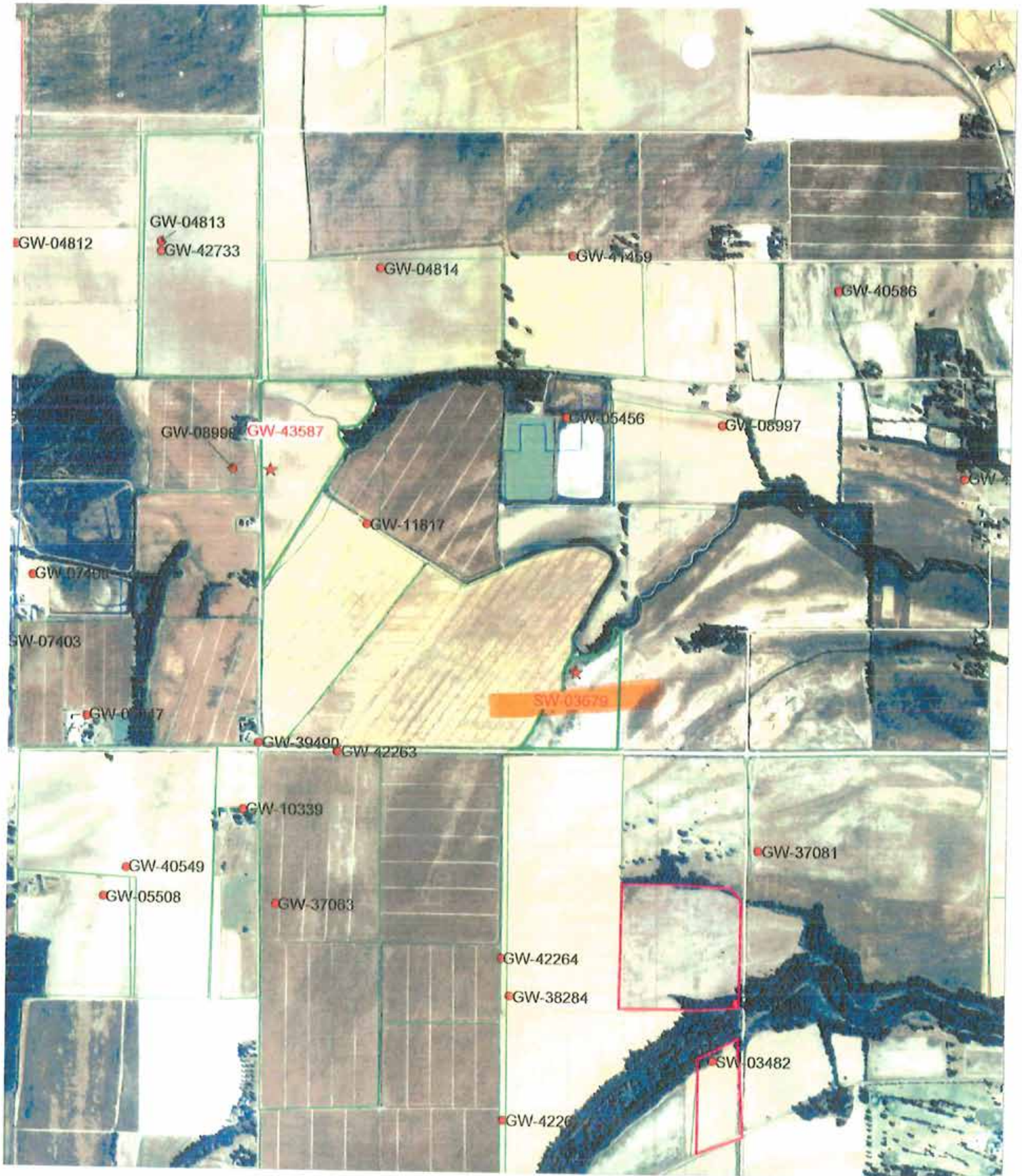
Date Permit Modified:

Date Permit Re-issued:

SPECIAL TERMS AND CONDITIONS: NONE

Sam Mabry
Sam Mabry
Office Director

WELL PERMITS



WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality,
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

Sunflower Draw

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-43223

Landowner Name: JOHN HANCOCK LIFE INSURANCE CO

Landowner Address: 1803 WOODFIELD DR SUITE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: NE 1/4 of the NE 1/4 **Section:** 23 **Township:** 18N **Range:** 04W

County: SUNFLOWER

Quad: MOORHEAD

Maximum Volume: 113 Acre-Feet/Year *equivalent to* .1009 Million Gallons/Day

Maximum Rate: 1800 Gallons/Minute

Applicant Name: FARMLAND MANAGEMENT SERVICES

Applicant Address: 1803 WOODFIELD DR SUITE B
SAVOY IL 61874

Date Permit Issued: 11/23/2009

Date Permit Expires: 11/23/2019

Date Permit Modified:

Date Permit Re-issued:

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE


Sam Mabry
Office Director

WELL PERMITS



WELL PERMITS

STATE OF MISSISSIPPI
Department of Environmental Quality,
Office of Land and Water Resources
P. O. Box 2309
Jackson, Mississippi 39225

PERMIT

TO DIVERT OR WITHDRAW FOR BENEFICIAL USE THE PUBLIC WATERS

This permit is issued to the landowner named below in accordance with the provisions of the Mississippi Water Laws, Mississippi Code Sections 51-3-1, et seq. (1972, as amended), and the regulations and standards as promulgated thereunder. Whether or not specifically named in this permit or in the applications for this permit, anyone using water from the diversion/withdrawal point described below shall do so in compliance with the provisions of this permit. Neither this permit, nor any authority conferred hereby, may be sold, conveyed, encumbered, assigned, or otherwise aliened, for any period of time or under any conditions whatsoever. This permit may not be modified, transferred or revoked without prior action by the Permit Board. Any attempts to modify, transfer or revoke this permit, or to take any other action on this permit, shall be invalid and unenforceable and may result in immediate revocation or suspension of this permit. The holder of this permit shall at all times be responsible for adherence to the terms and conditions of this permit. No agreement between the permit holder and any other party shall affect the obligations and liabilities of the permit holder. Water use under this permit is allowed only when the streamflow, lake level elevation, or static groundwater level (whichever, if any, is applicable) is above the established minimum, pursuant to Mississippi Code Section 51-3-7. Authorization is hereby granted to divert/withdraw water for the beneficial use designated herein, and for no other purpose, subject to the following terms, conditions, and limitations:

Permit Number: MS-GW-37063

Landowner Name: PROVENTUS LLC

Landowner Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Source Of Water: MISSISSIPPI RIVER VALLEY ALLUVIAL AQUIFER

Beneficial Use: IRRIGATION

Diversion/Withdrawal Location: SW 1/4 of the NW 1/4 **Section:** 02 **Township:** 22N **Range:** 04W

County: SUNFLOWER

Quad: DREW

Maximum Volume: 360 Acre-Feet/Year *equivalent to* .3213 Million Gallons/Day

Maximum Rate: 2000 Gallons/Minute

Applicant Name: FARMLAND MANAGEMENT SERVICES

Applicant Address: 1803 WOODFIELD DR STE B
SAVOY IL 61874

Date Permit Issued: 09/14/1999

Date Permit Expires: 05/25/2019

Date Permit Modified:

Date Permit Re-issued: 05/25/2009

This permit shall be deemed null and void if construction has not begun within one (1) year of permit issue date

SPECIAL TERMS AND CONDITIONS: NONE



Sam Mabry
Office Director

WELL REPORT INTRODUCTION

Proventus Delta Irrigation Wells, Relifts & Pivots

Pumping Plant Assessments

Sunflower County, MS; Catahoula Parish, LA; Chicot County, AR

Dennis K, Carman, P.E; Merritt McDougall

August 23, 2014

Introduction

Flow capacity, salinity, and depth to groundwater were assessed on 6 farms across Southeastern Arkansas (Chicot County), West Central Mississippi (Sunflower County), and North Eastern Louisiana (Catahoula County).

Flow capacity in the field was performed using one of two instruments. The primary flow measurement instrument used was a Sierra 210i Ultrasonic Flowmeter. The Sierra is a non-intrusive instrument that uses ultrasonic sound waves to measure velocity of water through irrigation pipe. Most locations had enough available above ground pipe to obtain an accurate assessment of flow using the Sierra flowmeter. Where existing conditions such as available pipe lengths or limited access existed a PVC pipe equipped with a Badger SDI series insertion propeller flowmeter was used. Where not enough pipe was available to implement the Sierra, one of these PVC sections was plumbed into a riser bonnet or pipe outlet through which all of the water being pumped was diverted. The Badger flowmeter has a digital read-out that provides a quick and accurate assessment of flow through the pipe. The two methods of flow measurement were cross-checked where both methods could be implemented. When both methods were simultaneously executed, very similar flow values were reported.

Salinity testing was performed using an Oakton portable EC meter (ppm).

Static water level (SWL), or depth to groundwater before pumping, was tested using a Solinst well sounding tape. In a few cases, the well casing could be accessed so that a pumping water level (PWL), or operational depth to groundwater, could be measured.

Most of the systems tested within this assessment were powered by diesel or propane engines, which give the grower the flexibility of speeding or slowing the system depending on water needs and/or system setup. Since different speeds result in different flows, the flow measurements during this assessment were performed at the speed which the grower typically operates the system. Therefore, some reported flow values are lower than the actual capability of the system in place, but higher speeds were sometimes not tested due to system setup limitations (ex: high pressure will damage polypipe). Where maximum speeds could not be assessed, the system was evaluated by retrieving a pump curve and estimating the range of flows the system was realistically capable of providing.

WELL REPORT

SUNFLOWER DREW FARM: AUCTION TRACTS 5-6

Location Map:



Summary:

The Sunflower Drew farm contains five irrigation wells, which are all currently serviced by portable diesel engines. Static water level (SWL), or the depth to groundwater before pumping, was consistently around 47 ft. at all 5 locations. One system had an accessible casing which allowed access to measure pumping water level (PWL), or depth to groundwater during pumping. This measurement showed a PWL of 56 ft., meaning that drawdown was approximately 9 ft. while pumping. **Salinity** values were in the 500-700 ppm range. Detailed values are shown in the table below.

Testing Results:

Tract	ID	Flow (gpm)	Engine RPM	SWL (ft.) Static Water	PWL (ft.) During pumping	EC (ppm) (salinity)
5	11817	560	1800	47	56	500
5	42263	1050	1800	47	-	640
6	37063	900	1800	47	-	620
6	42264A	1500	1800	50	-	700
6	42264B	1500	1800	47	-	600

*A more comprehensive table of results can be found in the Excel spreadsheet attached

WELL REPORT SUMMARY

OVERALL WELL TABLE

Sunflower 32 Farm												
	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>	<i>Energy Source</i>	<i>Lat</i>	<i>Long</i>
3	Well 37357	1600	1500	44			520	American Marsh	Portable	Propane	33.901	-90.641
		2100	1800									
3	Well 37356	1300	1800	43			380	Randolph gear box	Portable	Propane	33.909	-90.639
3	Well 11635	1700	1800	44			630	Randolph gear box	Portable	Propane	33.906	-90.657
2	Well 11138	1200	1800	44			530	Randolph gear box	Portable	Propane	33.917	-90.64
2	Well 38131	1200	1800	--			460	Johnson gear box	Portable	Propane	33.922	-90.644
1	Center Pivot	1200*	1800*	--			--	--	John Deere 6 cylinder	Diesel	33.926	-90.645
1	6" Submersible South	650-650*	--	--			--	--	Electric	Commercial	33.909	-90.634
3	6" Submersible North	650-700*	--	--			--	--	Electric	Commercial	33.931	-90.651
* Estimate from experience and confirmed by the tenant farmer during the site visit. Confidence level High												
Sunflower Drew Farm												
<i>Tract</i>	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>	<i>Energy Source</i>	<i>Lat</i>	<i>Long</i>
5	11817	340	1500	47	56	9	500	Mid-South	John Deere	Diesel	33.82	-90.587
		560	1800									
5	42263	680	1500	46.5			640	Delta	Case	Diesel	33.807	-90.582
		1050	1800									
6	37063	720	1500	47			620	Delta	Case	Diesel	33.808	-90.590
		900	1800									
6	42264A	1000	1500	50			700	Delta	Case	Diesel	33.802	-90.582
		1500	1800									
6	42264B	1000	1500	47			600	omni gear box	Case	Disel	33.807	-90.582
		1500	1800									
Sunflower 49 Farm												
	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>	<i>Energy Source</i>	<i>Lat</i>	<i>Long</i>
7	S49 Pivot	1210	2060	47	55	8	470			Diesel	33.4	-90.6
7	S49 Well	1750	1800	46			490			Diesel	33.4	-90.6

WELL REPORT SUMMARY

OVERALL WELL TABLE

Chicot East Farm

	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>		<i>Lat</i>	<i>Long</i>
8	CE Relift 1	3250	1800		12			Thrush	Norwood	Electric	33.286	-91.368
8	CE Well 1	1450	1800	41			1200	National	American	Electric	33.286	-91.366
8	CE Relift 2	2850	1500		12			Abbot	GMC	Propane	33.286	-91.361
8	CE Relift 3	1800	1200		12			Abbot	GMC	Propane	33.286	-91.358
8	CE Relift 4	3500	2000		40			Riceland	John Deere	Diesel	33.292	-91.358

Chicot West Farm

	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>	<i>Energy Source</i>	<i>Lat</i>	<i>Long</i>
9	CW Well 1	2150	1800	34.5			1100	American Marsh		Diesel	33.264	-91.408
9	CW Relift 1	800	1100				200		Isuzu	Diesel	33.264	-91.408
		1200	1300									
9	CW Well 2	1950	1800	35			1100	National		Diesel	33.265	-91.42
9	CW Relift 2	2200	1500				200	Abbot	John Deere	Diesel	33.263	-91.425
9	CW Relift 3	2250	1350				210	Deran	John Deere	Diesel	33.271	-91.425

Catahoula 8 Farm

	<i>ID</i>	<i>Flow</i>	<i>RPM</i>	<i>SWL</i>	<i>PWL</i>	<i>Drawdown</i>	<i>EC</i>	<i>Pump</i>	<i>Motor</i>	<i>Energy Source</i>	<i>Lat</i>	<i>Long</i>
10	C8 1	1850	1800	25			600	American Marsh	Case	Diesel	31.771	-91.705
10	C8 2	1100	1800	26			1500	American Marsh	Case	Diesel	31.767	-91.705
10	C8 3	1910	1800	28			400	American Marsh	Case	Diesel	31.771	-91.71
10	C8 4	1850	1800	27			470	American Marsh	Case	Diesel	31.771	-91.72
10	C8 5	2050	1800	30			700	American Marsh	Case	Diesel	31.779	-91.71
10	C8 6	2100	1800	28			450	American Marsh	Case	Diesel	31.779	-91.704

TAX RECORDS

Sunflower Drew Real Estate Taxes

Sunflower County, MS

Fund:	PROVENTUS
Account	06121
Sub	913E
Dist. Total:	\$6,318.27
Due Date:	1-Feb-14

ID/Parcel Number	Acres	Total Due
141-02-00-004.00	323.40	\$3,196.78
157-35-00-007.00	320.00	\$3,121.49
Total:	643.40	\$6,318.27

Tax per Acre: \$9.82

Prepared by:

CAB

Approved by:

PS

REAL PROPERTY - 2013

R COUNTY, MS
TAX COLLECTOR'S OFFICE
BOX 1080
LAUREL, MS 38751
2013-10032-00

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
PERMIT NO. 40

RECEIVED
DEC 06 2013

3-007.00
T - 5011
23 RNG: 04W

BY:

320 AC S 1/2 NW 1/4 &
SW 1/4 & W 1/2 SE 1/4

PR ASSD
0 0
72 26,410

Tax Due: 3,121.49

It is the responsibility of the taxpayer

320.00
3,120.34

OLD PCL: 1157 3520000 0000700

3120.34

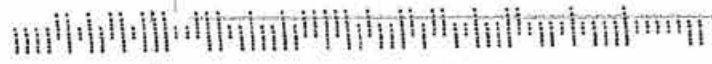
Receipt# 2013-10032-00

1.15 157 -35-00-007.00

Delinquent After 02/01/2014

121.49

PROVENTUS, LLC
% FARMLAND MANAGEMENT
1803 WOODFIELD DR STE B
SAVOY IL 61874



REAL PROPERTY - 2013

R COUNTY, MS
TAX COLLECTOR'S OFFICE
BOX 1080
LAUREL, MS 38751
2013-10031-00

FIRST-CLASS MAIL
U.S. POSTAGE
PAID
PERMIT NO. 40

RECEIVED
DEC 06 2013

0-004.00
T - 5011
22 RNG: 04W

BY:

323.4 AC W 1/2

PR ASSD
0 0
79 27,057

Tax Due: 3,196.78

It is the responsibility of the taxpayer

323.40
3,196.78

OLD PCL: 1141 0290000 0000400

3196.78

Receipt# 2013-10031-00

141 -02-00-004.00

Delinquent After 02/01/2014

196.78

PROVENTUS, LLC
% FARMLAND MANAGEMENT
1803 WOODFIELD DR STE B
SAVOY IL 61874





PRELIMINARY TITLE

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

Issued by

CHICAGO TITLE INSURANCE COMPANY

Chicago Title Insurance Company, a Missouri corporation ("Company"), for a valuable consideration, commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedules A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A by the Company.

All liability and obligation under this Commitment shall cease and terminate 6 months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue the policy or policies is not the fault of the Company.

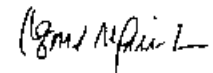
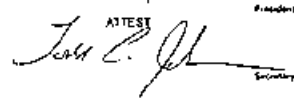
The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused its corporate name and seal to be affixed by its duly authorized officers on the date shown in Schedule A.

Countersigned: 
Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY

By:  President
ATTEST  Secretary

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY
100 Corporate Ridge, Suite 120
Birmingham AL 35242

SCHEDULE A

Title Officer: Joe Powell

File No. MS 14-5512

1. Effective date:

2. Policy or Policies to be issued:
 - (a) ALTA Owner's Policy (06/17/06)
Policy Amount: \$1000.00
Proposed Insured: TBD
 - (b) ALTA Loan Policy (06/17/06)
Policy Amount: \$None
Proposed Insured:None

3. The estate or interest in the land described or referred to in this Commitment is:
FEE SIMPLE

4. Title to the FEE SIMPLE estate or interest in the land is at the Effective Date vested in:
PROVENTUS, LLC, a Delaware limited liability company

5. The land referred to in this Commitment is described as follows:
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF**

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

LEGAL DESCRIPTION

EXHIBIT "A"

File No. MS 14-5512

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SUNFLOWER, STATE OF MISSISSIPPI AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

The West One Half of Section 2, Township 22 North, Range 4 West; and the Southwest Quarter and the West One Half Of the Southeast Quarter and the South One Half of the Northwest Quarter of Section 35, Township 23 North, Range 4 West, Sunflower County, Mississippi. Containing 657 acres, more or less.

AND

Commencing from an iron pin at the Northeast Corner of the West Half of the Southeast Quarter of Section 35, Township 23 North, Range 4 West Sunflower County, Mississippi;

Thence North 88°48'34" West 180.17 feet to the Point of Beginning;

Thence North 88°48'34" West 1145.66 feet to an iron pin at the center of said Section 35;

Thence North 00°43'16" East 3.06 feet to the projected toe of a fish pond levee;

Thence South 89°42'24" East 1145.83 feet along the toe of the levee to a point;

Thence South 01°11'40" West 21.00 feet to the Point of Beginning and containing 0.316 acres. All being in the West Half of the Northeast Quarter of Section 35, Township 23 North, Range 4 West, Sunflower County, Mississippi.

LESS AND EXCEPT THE FOLLOWING:

1. Part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 North, Range 4 West, Sunflower County, Mississippi: Described as Metes and Bounds as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2 and being the Point of beginning of the tract herein described: Thence run N 89 degrees 36 minutes West along the south line of said Section 2 for 120.90 Ft; Thence run N 41 degrees 13 Minutes East along the center of a county road 186.28 Ft; Thence run S 00 degrees 44 Minutes W along the east line of the Southeast Quarter of the Southwest Quarter of said Section 2, 140.97 Ft. To the point of beginning and containing 0.196 acres more or less.

2. Part of the Southeast Quarter of the Southwest Quarter of Section 2, Township 22 North, Range 4 West, Sunflower County, Mississippi: Described by metes and bounds as follows: Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 2; thence run North 89 degrees 36 minutes 22 seconds West along the South line of said Section 2 for 120.90 feet to the center of a county paved road and the point of beginning of the tract herein being described; thence continue North 89 degrees 36 minutes 22 seconds West along the South line of said Section 2 for 704.74 feet thence run North 45 degrees 57 minutes 28 seconds East for 307.68 feet; thence run North 3 degrees 22 minutes 16 seconds West for 394.36 feet thence run

PRELIMINARY TITLE

North 33 degrees 52 minutes 36 seconds East for 111.78 feet; thence run North 79 degrees 43 minutes 19 seconds East for 577.00 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 2; thence run South 00 degrees 01 minute 40 seconds West along the East line of the Southeast Quarter of the Southwest Quarter of said Section 2 for 668.26 feet to the center of a county paved road; thence run South 41 degrees 18 minutes 52 seconds West along the center of said county paved road for 186.28 feet to the point of beginning and containing 10.9110 acres of land more or less.

3. Commencing from an iron pin at the Center of Section 35, Township 23 North, Range 4 West, Sunflower County, Mississippi:

Thence North 00°43' 17" East 3.06 feet to the Point of Beginning;

Thence North 89°42' 09" West 46.53 feet to an iron pin;

Thence North 02°44' 52" East 1315.71 feet to an iron pin at the Northeast Corner of the South Half of the Northwest Quarter Of said Section 35;

Thence South 00°43' 17" West 1314.55 feet to the Point of Beginning and containing 0.702 acres. All being in the Southeast Quarter of the Northwest Quarter of Section 35, Township 23 North, Range 4 West, Sunflower County, Mississippi

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MS 14-5512

CHICAGO TITLE INSURANCE COMPANY

SCHEDULE B I – SECTION I

REQUIREMENTS

The following requirements must be met:

1. Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
2. Pay us the premiums, fees and charges for the policy.
3. Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.

(a) Warranty Deed from PROVENTUS, LLC to ANY BUYER, conveying subject property, must be executed and filed for record.

(b) Mortgage, if any, conveying subject property, must be executed and filed for record.

(c) Deed of Trust from Proventus, LLC, a Delaware Limited Liability Company,

which instrument was filed for record on March 24, 2011, at 12:33 p.m., in the Office of the Chancery Clerk of Sunflower County, Mississippi, as Document No. 2011001455 must be paid in full and released of record.

4. You must tell us in writing the name of anyone not referred to in this Commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
5. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.
6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractor, labor and materialmen are all paid.
7. The following must be furnished in form and substance satisfactory to the Company to delete or amend (in accordance with the facts established) the Standard Exceptions set forth on the inside cover of this Commitment:

A. As to Standard Exception Number 1: Receipt of satisfactory proof in affidavit form establishing who is in possession of Subject Property.

B. As to Standard Exception Numbers 2 and 3: Receipt of a current accurate survey and surveyor's inspection report on Subject Property.

C. As to Standard Exception Number 4: Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractors, subcontractors, laborers and materialmen are paid in full.

D. As to Standard Exception Number 5: Receipt of satisfactory proof of payment of all taxes, charges, assessments, levied and assessed against subject property, which are due and payable, together with an affidavit from the owner of Subject Property as of the effective date of insured instrument, stating that all taxes, charges, assessments, levied and assessed against Subject Property which are due and payable have been paid, and that said owner has no knowledge of any pending assessments.

END OF SCHEDULE B I – SECTION I

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

File No.
MS 14-5512

SCHEDULE B II – SECTION II

EXCEPTIONS

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any owner's policy issued pursuant hereto will contain under Schedule B the standard exceptions set forth on the inside cover. Any loan policy will also contain under Schedule B thereof, the standard exceptions set forth on the inside cover of this commitment relating to the owner's policy.
3. Standard Exceptions 2 and 3 may be removed from the policy when a satisfactory survey and inspection of the premises is made.
4. All taxes for the year 2014 and subsequent years, not yet due and payable.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the title that would be disclosed by an accurate and complete survey of the land.
6. Rights or claims of parties in possession not shown by the public records.
7. Easements, or claims of easements, not shown by the public records.
8. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
9. Taxes or special assessments which are not shown as existing liens by the public records.
10. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to, oil, gas, sand and gravel in, on and under subject property.
11. Ten foot right of way easement granted to Jeffrey L. Andrews and Penny B. Andrews, husband and wife recorded in Book N-31, Page 526.
12. Easements for public usage including roadways, utilities and drainage districts.
13. Right of way easement granted to Sunflower Water Association for 30 foot in width adjacent to and alongside of Drew-Merigold Road in Section 2, Township 22 North, Range 4 West dated Jun 24, 1988 and recorded May 26, 2000 in Book X-35, Page 367.
14. This policy/commitment does not purport to insure the amount of acreage.

END OF SCHEDULE B II – SECTION II

PRELIMINARY TITLE

CHICAGO TITLE INSURANCE COMPANY

CONDITIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquired actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.
5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at <<http://www.ulta.org/>>.*



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