



Brooksville Row Crop, Cattle & Catfish Farm Sealed Bid Sale

92.5 +/- Acres | Noxubee County, MS



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The above information is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



PROPERTY SUMMARY

Brooksville Row Crop, Cattle & Catfish Farm offers 92.5 acres of versatile agricultural land in a highly productive pocket of eastern Mississippi. The farm features 41 acres of newly rebuilt catfish ponds with wide, graveled levees that are fully fenced and currently utilized for cattle grazing. A 20-horsepower well delivers approximately 300 gallons per minute, providing ample water supply to maintain consistent pond levels.

Along with aquaculture and livestock opportunities, the property includes 33.29 acres of quality row-crop farmland suitable for a variety of rotations. Supporting improvements include a 40×90 enclosed shop ideal for equipment storage and operations.

With 1,150 feet of paved frontage on MS Highway 388, the farm is easily accessible and well-positioned for continued agricultural use or expansion. A bricked-in 3-bedroom, 2-bath mobile home provides comfortable on-site living for owners or farm management.

This is a strong income-producing setup with a blend of fish, cattle, and crop potential—an efficient, well-improved property in a dependable farming community.

**** CATFISH EQUIPMENT IS NOT INCLUDED ****

Bid Date & Time: Bids must be received no later than 5:00 PM on Friday, January 16, 2026. Bid information and the form are under Documents and can also be found in the Land Package.



PROPERTY HIGHLIGHTS

- 92.5-acre diversified farm ideal for row crops, cattle, and aquaculture
- 41 acres of newly rebuilt catfish ponds with wide, graveled, fenced levees
- 20 HP well producing ~300 GPM for reliable pond water supply
- 33.29 acres of productive row-crop farmland
- Large 40×90 shop for equipment storage and operations
- 1,150 ft of paved frontage on MS Hwy 388
- Bricked-in 3BR/2BA mobile home providing on-site living or rental potential

ACREAGE BREAKDOWN

92.5+/- Acres

ADDRESS

4325 MS HWY 388
Brooksville, MS 39739

LOCATION

Contact us for property location details.





Brooksville Row Crop, Cattle & Catfish Farm Sealed Bid Sale
92.5 +/- Acres
Noxubee County, MS

Bid Specifications
January 16, 2026

1. Bid Date & Time: Bids must be received no later than 5:00 PM, on Friday, January 16, 2026.
2. Bids may be emailed to Lee Skinner at Lskinner@nationalland.com or hand delivered to Lee Skinner: 58008 MS HWY 14, Macon, MS 39341.
3. Bid Form: Bids must be submitted using the bid form provided with this bid letter, or on the bidder's letterhead, signed and dated by the person authorized to present the offer.
4. This is a closed bid opening; bidders will be notified as to their acceptance or not, but bid results will not be made public.
5. Bids must be in a lump sum form, not on a per acre basis.
6. 2% of the sales price will be required for earnest money.
7. The Seller retains the right to reject any and/or all bids.
8. Seller will have until 5:00 PM, January 20, 2026, to review bids.
9. The sale must close no later than 45 days after January 16, 2026.
10. No contingencies
11. Bidders need to be pre-approved. Please submit pre-approval letter with the bid.



Sealed Bid Form

Property: 92.5 +/- Acres in Noxubee County, MS
Located on MS HWY 388, Brooksville, MS. 39739.
Township 16N, Range 17E, Section 13.

Bidders Info:

Name: _____

Address: _____

Phone: _____

Email: _____

I/We hereby bid \$ _____ for the above referenced property.
I/We agree to deposit two percent (2%) of the purchase price as
earnest money within 7 business days, if I am the successful bidder(s).

Signature: _____

Date: _____

Signature: _____

Date: _____



Bidder and Co-Op Broker Form

Agent Information:

Agent Name: _____
Brokerage name: _____
Broker address: _____
Agent license #: _____
License state: _____
Phone: _____
Agent email: _____

Bidder Information

Buyer name: _____
Buyer email: _____
Buyer address: _____
Buyer phone: _____
Notes: _____

Referring Agent

Date

Listing Broker

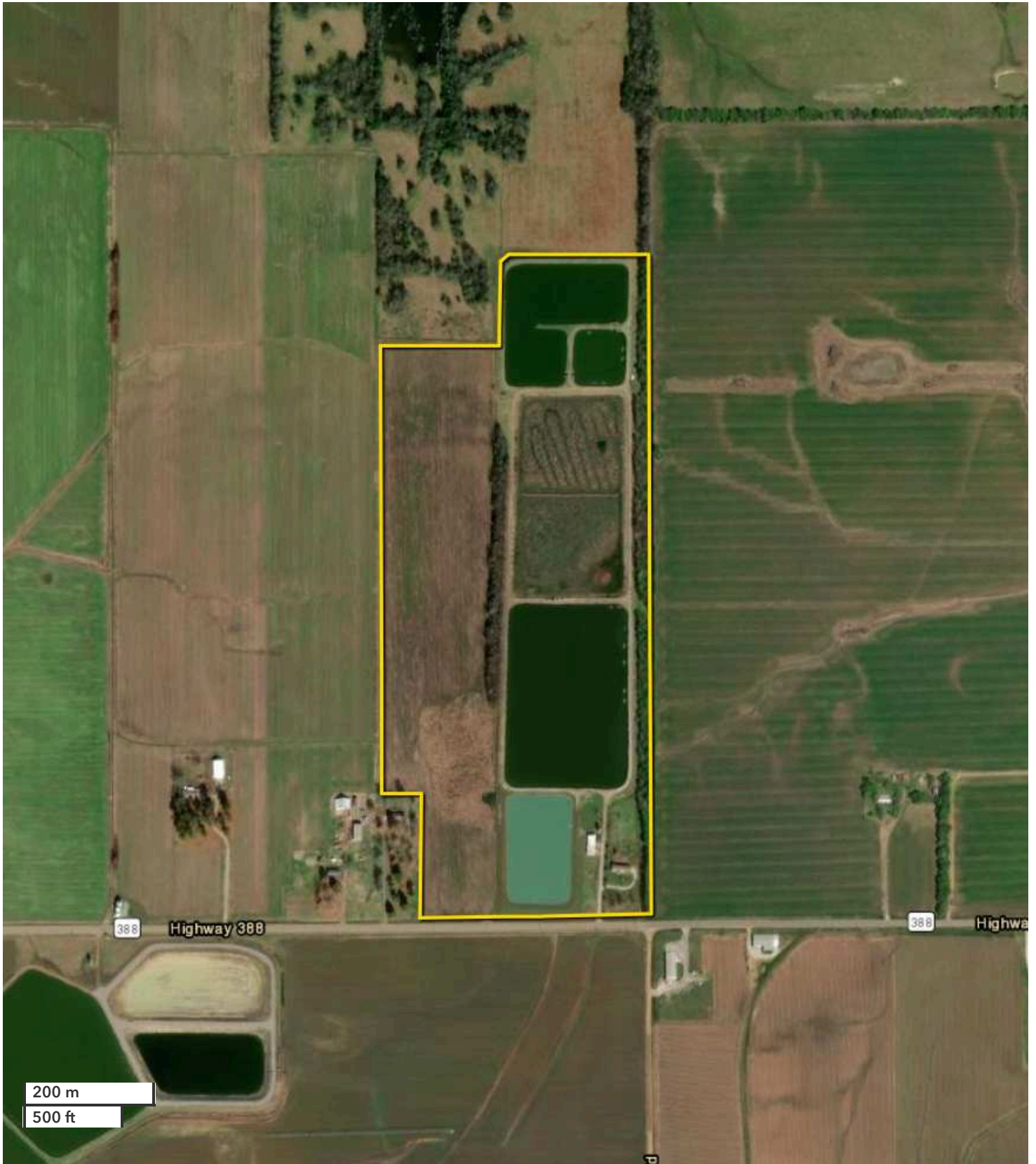
Date

Must be returned to Lskinner@nationalland.com



LEE SKINNER
Land Professional
lskinner@nationalland.com
Mobile: 662-549-2095
Office: 205-606-4074
Fax: 864-331-1610

Brooksville Row Crop, Cattle & Catfish Farm Sealed Bid
Noxubee County, MS
92.5 +/- Acres

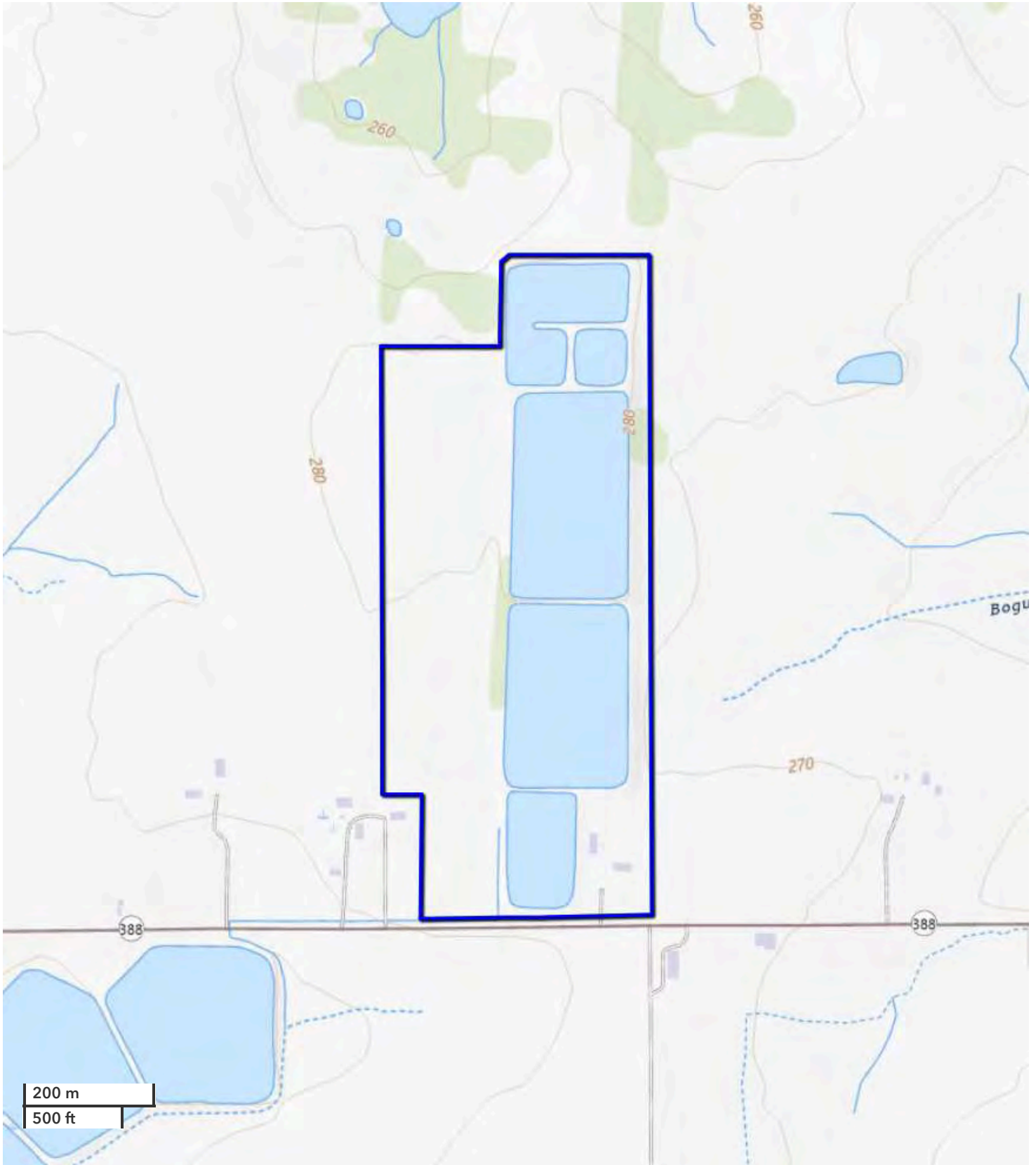


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



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Brooksville Row Crop, Cattle & Catfish Farm Sealed Bid
Noxubee County, MS
92.5 +/- Acres

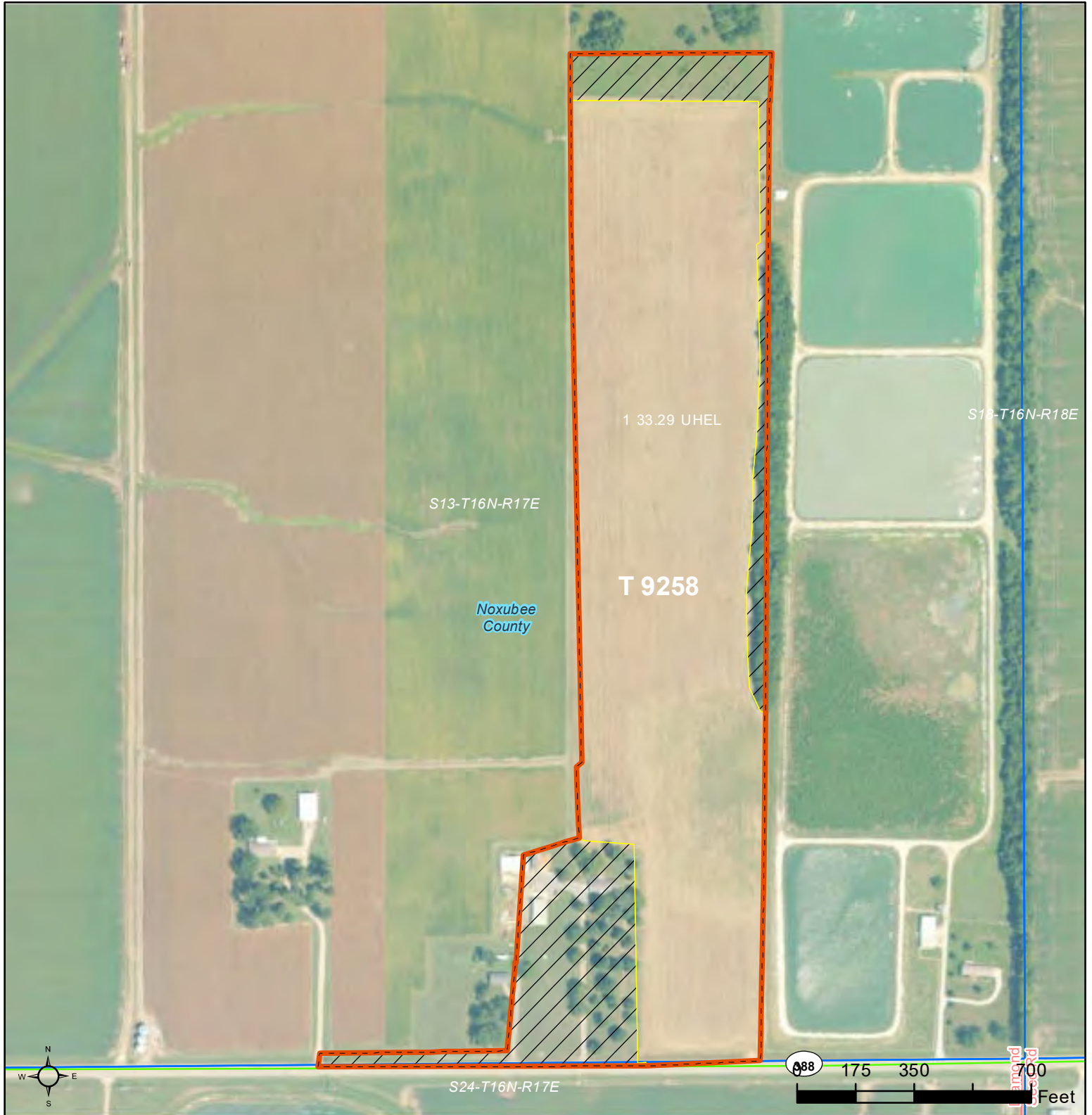


All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.



United States
Department of
Agriculture

Noxubee County, Mississippi



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

For COMPLIANCE, unless otherwise noted:

IU='GR' for Wheat(SRW), Oats(WTR), Rice(LGR), Corn(YEL), Grain Sorghum(GRS), Soybeans(COM); IU='NP' for Peanuts(RUN), IU='FH' for FAVs; For Grass/Mixed Forage: IU='FG' if Hayland, 'GZ' if (P)astureland, 'LS' if Left Standing; Crop Status=Initial; Irrigation Practice='N' except for Rice; Planting Pattern=Solid; I=Idle; Shares=100%

Tract Cropland Total: 33.29 acres

2025 Program Year

Map Created December 17, 2024

Farm 2420
Tract 9258

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



United States
Department of
Agriculture

Noxubee County, Mississippi



Common Land Unit Tract Boundary

- Non-Cropland
- Cropland

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Tract Cropland Total: 40.97 acres

2025 Program Year

Map Created December 17, 2024

Farm 2421
Tract 9259

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MISSISSIPPI
NOXUBEE

Form: FSA-156EZ

See Page 2 for non-discriminatory Statements.



United States Department of Agriculture
Farm Service Agency

Abbreviated 156 Farm Record

FARM : 2420

Prepared : 11/20/25 12:13 PM CST

Crop Year : 2026

Operator Name : KEVIN RAY SHIRK

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
42.87	33.29	33.29	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	33.29	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	SOYBN	CORN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	4.60	0.00	117	
Soybeans	10.50	0.00	22	0
TOTAL	15.10	0.00		

NOTES

Tract Number : 9258

Description : J3 SEC13 T16N R17E

FSA Physical Location : MISSISSIPPI/NOXUBEE

ANSI Physical Location : MISSISSIPPI/NOXUBEE

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : KEVIN RAY SHIRK, RACHELLE SHIRK

Other Producers : None

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
42.87	33.29	33.29	0.00	0.00	0.00	0.00	0.0

MISSISSIPPI

NOXUBEE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 2420

Prepared : 11/20/25 12:13 PM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 9258 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	33.29	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	4.60	0.00	117
Soybeans	10.50	0.00	22
TOTAL	15.10	0.00	

NOTES

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at [How to File a Program Discrimination Complaint](#) and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW Washington, D.C. 20250-9410; (2) Fax: (202) 690-7442; or (3) Email: program.intake@usda.gov. USDA is an equal opportunity provider, employer, and lender.



Abbreviated 156 Farm Record

Operator Name : KEVIN RAY SHIRK

CRP Contract Number(s) : None

Recon ID : None

Transferred From : None

ARCPLC G//F Eligibility : Eligible

Farm Land Data

Farmland	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane	Farm Status	Number Of Tracts
57.52	40.97	40.97	0.00	0.00	0.00	0.00	0.0	Active	1
State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped			CRP	MPL	DCP Ag.Rel. Activity	SOD
0.00	0.00	40.97	0.00			0.00	0.00	0.00	0.00

Crop Election Choice

ARC Individual	ARC County	Price Loss Coverage
None	None	CORN, SOYBN

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield	HIP
Corn	7.40	0.00	117	
Soybeans	16.50	0.00	22	
TOTAL	23.90	0.00		

NOTES

Tract Number : 9259

Description : J3 SEC13 T16N R17E

FSA Physical Location : MISSISSIPPI/NOXUBEE

ANSI Physical Location : MISSISSIPPI/NOXUBEE

BIA Unit Range Number :

HEL Status : HEL determinations not completed for all fields on the tract

Wetland Status : Tract does not contain a wetland

WL Violations : None

Owners : KEVIN RAY SHIRK

Other Producers : KEVIN M SHIRK

Recon ID : None

Tract Land Data

Farm Land	Cropland	DCP Cropland	WBP	EWP	WRP	GRP	Sugarcane
57.52	40.97	40.97	0.00	0.00	0.00	0.00	0.0

MISSISSIPPI

NOXUBEE

Form: FSA-156EZ

United States Department of Agriculture
Farm Service Agency

FARM : 2421

Prepared : 11/20/25 12:14 PM CST

Crop Year : 2026

Abbreviated 156 Farm Record

Tract 9259 Continued ...

State Conservation	Other Conservation	Effective DCP Cropland	Double Cropped	CRP	MPL	DCP Ag. Rel Activity	SOD
0.00	0.00	40.97	0.00	0.00	0.00	0.00	0.00

DCP Crop Data

Crop Name	Base Acres	CCC-505 CRP Reduction Acres	PLC Yield
Corn	7.40	0.00	117
Soybeans	16.50	0.00	22
TOTAL	23.90	0.00	

NOTES

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**WORKING WITH A REAL ESTATE BROKER******THIS IS NOT A LEGALLY BINDING CONTRACT******GENERAL**

Before you begin working with any real estate agent, you should know whom the agent represents in the transaction. Mississippi real estate licensees are required to disclose which party they represent in a transaction and to allow a party the right to choose or refuse among the various agency relationships. Several types of relationships are possible, and you should understand these at the time a broker or salesperson provides specific assistance to you in a real estate transaction. The purpose of this Agency Disclosure form is to document an acknowledgement that the consumer has been informed of various agency relationships which are available in a real estate transaction. For the purpose of this disclosure, the term Seller and/or Buyer will also include those other acts specified in Section 73-35-3(1), of the Miss. Code, "...list, sell, purchase, exchange, rent, lease, manage, or auction any real estate, or the improvements thereon including options."

SELLER'S AGENT

A property Seller can execute a "listing agreement" with a real estate firm authorizing the firm and its agent(s) to represent the Seller in securing a Buyer. A licensee who is engaged by and acts as the agent of the Seller only, is a Seller's Agent. A Seller's agent has the following duties and obligations:

- **To the Seller:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Buyer and Seller:** A duty of honesty and fair dealing.

BUYER'S AGENT

A Buyer may contract with an agent or firm to represent him/her. A licensee who is engaged in a Buyer Agency Agreement as the agent of the Buyer only is known as the Buyer's Agent in purchasing a property. A Buyer's Agent has the following duties and obligations:

- **To the Buyer:** The fiduciary duties of loyalty, confidentiality, obedience, disclosure, full accounting, and the duty to use skill, care, and diligence.
- **To the Seller and Buyer:** A duty of honesty and fair dealing.

DISCLOSED DUAL AGENT

A real estate licensee or firm may represent more than one party in the same transaction. A Disclosed Dual Agent is a licensee who, with the informed written consent of the Seller and Buyer, is engaged as an agent for both the Seller and Buyer. As a Disclosed Dual Agent, the licensee shall not represent the interests of one party to the exclusion or detriment of the interests of the other party. A Disclosed Dual Agent has all the fiduciary duties to the Seller and Buyer that a Seller's agent or a Buyer's agent has except the duties of full disclosure and undivided loyalty.

➤ **A Disclosed Dual Agent may not disclose:**

- a) To the Buyer that the Seller will accept less than the asking or listed price, unless otherwise instructed in writing by the Seller.
- b) To the Seller that the Buyer will pay a price greater than the price submitted in a written offer to the Seller, unless otherwise instructed in writing by the Buyer.
- c) The motivation of any party for selling, buying, or leasing a property, unless otherwise instructed in writing by the respective party, or
- d) That a Seller or Buyer will agree to financing terms other than those offered, unless otherwise instructed in writing by the respective party.

IMPORTANT NOTICE: UNREPRESENTED "CUSTOMER"

"Customer" shall mean a person not represented in a real estate transaction. It may be the Buyer, Seller, Landlord or Tenant. A Buyer may decide to work with a firm that is acting as the agent for a Seller (a Seller's Agent or Subagent). If a Buyer does not enter into a Buyer Agency Agreement with the firm that shows him properties, that firm and its agents may show the Buyer properties as a Seller's Agent or as a Subagent working on the Seller's behalf. Such a firm represents the Seller (not the Buyer) and must disclose that fact to the Buyer. Regarding the price and terms of an offer, the Seller's Agent will ask you (the Customer) to decide how much to offer for the property and upon what conditions. They can explain your options to you, but the final decision is yours, as they cannot give you legal or financial advice. They will attempt to show you property in the price range and category you desire so that you will have information on which to base your decision. The Seller's Agent will present to the Seller any written offer that you ask them to present. You should not disclose any information that you do not want the Seller to know (i.e. the price you are willing to pay, other terms you are willing to accept, and your motivation for buying) because the Seller's Agent would be required to tell all such information to the Seller. As a Customer dealing with a Seller's Agent you might desire to obtain the representation of an attorney, another real estate licensee, or both.

THIS IS NOT A CONTRACT, THIS IS AN ACKNOWLEDGEMENT OF DISCLOSURE

The below named Broker or Salesperson has informed me that real estate brokerage services may be provided to me as a:

- ☐ Client (The Licensee is my Agent. I am the Seller or Landlord.)
- ☐ Client (The Licensee is my Agent. I am the potential Buyer or Tenant.)
- ☐ Client (All Licensees of the Brokerage Firm may become Disclosed Dual Agents.)
- ☐ Customer (The Licensee is not my Agent)

By signing below, I acknowledge that I received this informational document and explanation prior to the exchange of confidential information which might affect the bargaining position in a real estate transaction involving me.

(Client signature)

(Date)

(Licensee signature)

(Date)

(Customer signature)

(Date)

(Client signature)

(Date)

(Licensee Company)

(Customer signature)

(Date)