



*Concord Road  
Farm*

Concord Road Farm and Wildlife Preserve

Mississippi Deer, Duck, Turkey,

Dove and Farm

Marshall County, MS



OFFERED BY

THE FARMLAND  
GROUP

# Concord Road Farm and Wildlife Preserve

## Interactive Map



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# Concord Road Farm and Wildlife Preserve

## Property Description


- Description:** The Concord Road Farm and Wildlife Preserve is a diverse wildlife property located just 30 minutes from Memphis. The property is made up of farmland, pine timber, hardwood timber, pasture, food plots and crp grasslands providing excellent habitat for nearly any type of game. In the past the property was operated for released quail, turkey, deer, dove, and other small game. Concord Road Farm also has income producing farmland capable of growing cotton, corn and soybeans. With such a diverse habitat, there are endless possibilities for nearly year around enjoyment. There are several shooting houses and numerous ladder/lock-on stands ready to hunt this year. The current owner is an avid equestrian and the property provides wonderful landscape for horseback riding.
- Location:** The Concord Road Farm and Wildlife Preserve is located 1/4 mile north of HWY 72 at Slayden, MS. The property is conveniently located just 20 miles east of Memphis city limits and 14 miles east of Collierville. Access to the property is excellent with 2 asphalt roads, Mill Pond road bisects the property and Doe road is the boundary to the northeast. The location is attractive long term as Memphis is growing to the east and the property will be attractive for development one day, but its also attractive short term as not many wildlife properties have deer, turkeys, ducks, and dove in such close proximity to Memphis.
- Acreage:** There are 856.40+- acre. 15 acres and a house are being surveyed and will not convey with the sale. The 15 acres are not included in the acreage total.
- Soils:** The cropland soils are all Class 1 Ochlockonee sandy loam and Vicksburg silt loam. The remainder of the soils are primarily a Cahaba-Providence soils.
- Topography:** The cropland is relatively flat while several of the wooded drains and sloughs have mild undulation.
- Offering Price:** \$4,250,000 or \$4,963 per acre.
- Lease:** The property is under farm lease for 2024, lease details available upon request.
- Possession:** At closing, subject to existing farm lease.
- Showing:** Showing by appointment only. To request showing or more information contact Gwin or Shelby using contact information below.
- Disclaimer:** The Farmland Group, LLC and White-Spinner, LLC are co-listing the Concord Road Farm and Wildlife Preserve. The Farmland Group, LLC and White-Spinner Realty, LLC are the exclusive agent for the property herein. This brochure and all information contained herein is believed to be correct; however, we make no guarantee as to its accuracy. Prospective buyers are urged to inspect the property and perform their own independent due diligence. The Farmland Group, LLC and its agents assume no liability as to errors, omissions, or investment results.



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# Concord Road Farm and Wildlife Preserve Aerial Map



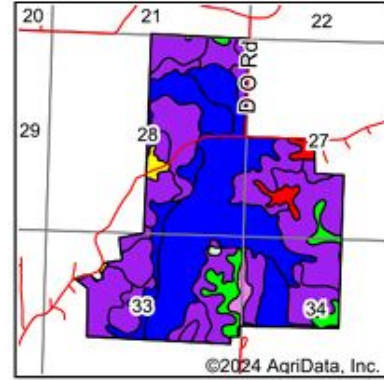
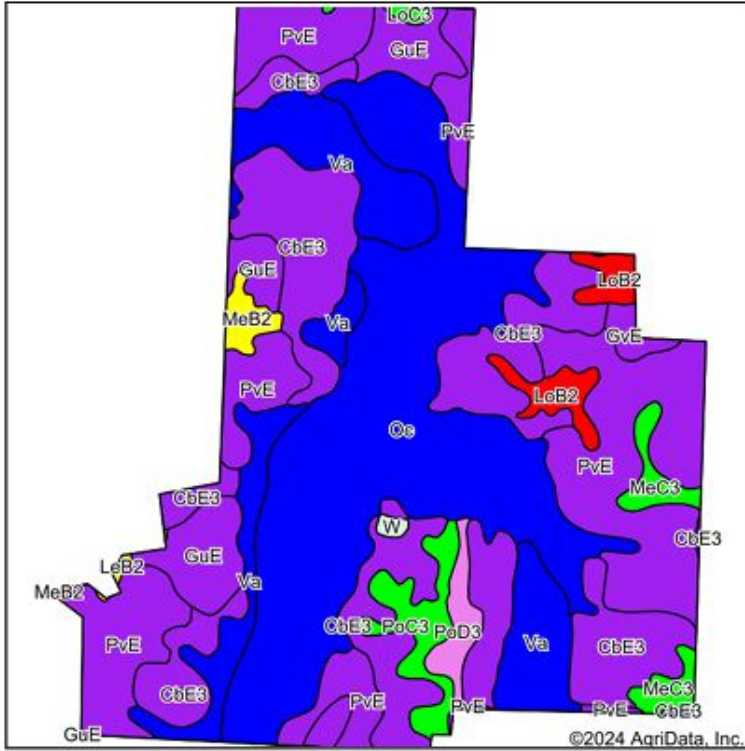
 Boundary



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# Concord Road Farm and Wildlife Preserve Soils Map



State: **Mississippi**  
 County: **Marshall**  
 Location: **28-1S-2W**  
 Township: **District 2**  
 Acres: **855.81**  
 Date: **7/22/2024**



Soils data provided by USDA and NRCS.

Area Symbol: MS093, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Small Grains	*n NCCPI Soybeans	*n NCCPI Cotton	
Oc	Ochlockonee sandy loam	242.34	28.4%		Iw	90	63	53	48	90	
CbE3	Cahaba-Providence complex, 12 to 30 percent slopes, severely eroded (smithdale, providence)	200.84	23.5%		Vllie	48	37	32	22	48	
PvE	Providence-Cahaba complex, 12 to 30 percent slopes (providence, smithdale)	187.80	21.9%		Vllie	56	43	41	30	56	
Va	Vicksburg silt loam	99.02	11.6%		Iw	90	58	60	54	90	
GuE	Gullied land-Cahaba complex, 5 to 30 percent slopes (smithdale)	44.69	5.2%		Vllie	6	5	6	4		
PoC3	Providence silt loam, 5 to 8 percent slopes, severely eroded	20.97	2.5%		Ive	40	32	28	21	40	
LoB2	Loring silt loam, 2 to 5 percent slopes, moderately eroded, central	17.08	2.0%		llie	54	51	43	38	54	
MeC3	Memphis silt loam, 5 to 8 percent slopes, severely eroded, northern phase	14.81	1.7%		Ive	74	74	63	54	74	
PoD3	Providence silt loam, 8 to 12 percent slopes, severely eroded	10.83	1.3%		Vlie	39	31	27	20	39	
MeB2	Memphis silt loam, 2 to 5 percent slopes, moderately eroded, northern phase	7.09	0.8%		llie	78	78	68	67	78	
GvE	Gullied land-Loring complex, 5 to 30 percent slopes	5.47	0.6%		Vllie	6	5	6	3		
LoC3	Loring silt loam, 5 to 8 percent slopes, severely eroded, central	2.07	0.2%		Ive	47	44	36	24	47	
W	Water	1.55	0.2%								
LeB2	Lexington silt loam, 2 to 5 percent slopes, moderately eroded	1.25	0.1%		llie	74	71	60	59	74	
<b>Weighted Average</b>						<b>^-</b>	<b>*n 64.5</b>	<b>*n 47.3</b>	<b>*n 42.5</b>	<b>*n 35</b>	<b>*n 64.2</b>

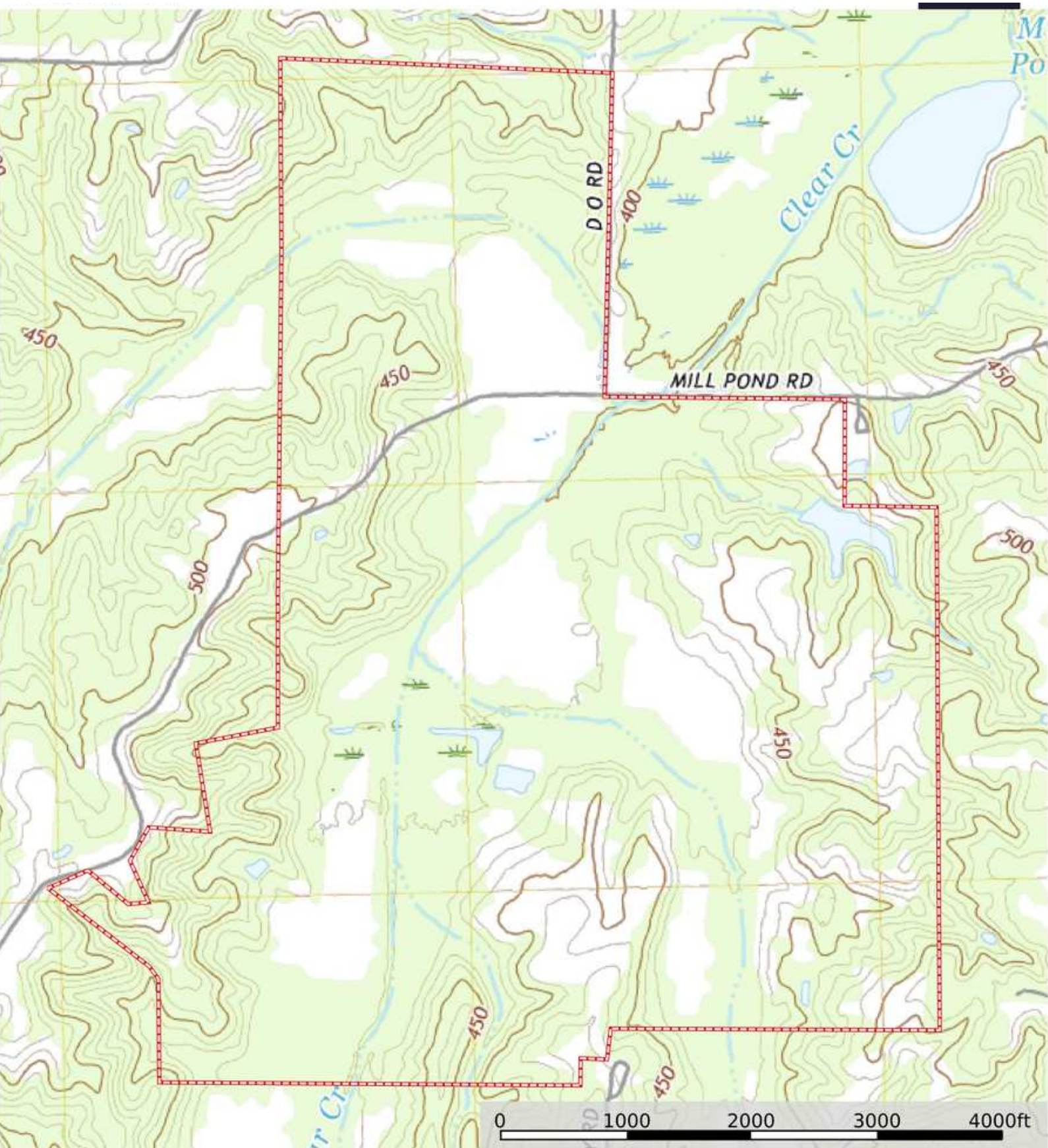


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# Concord Road Farm and Wildlife Preserve

## Topography Map



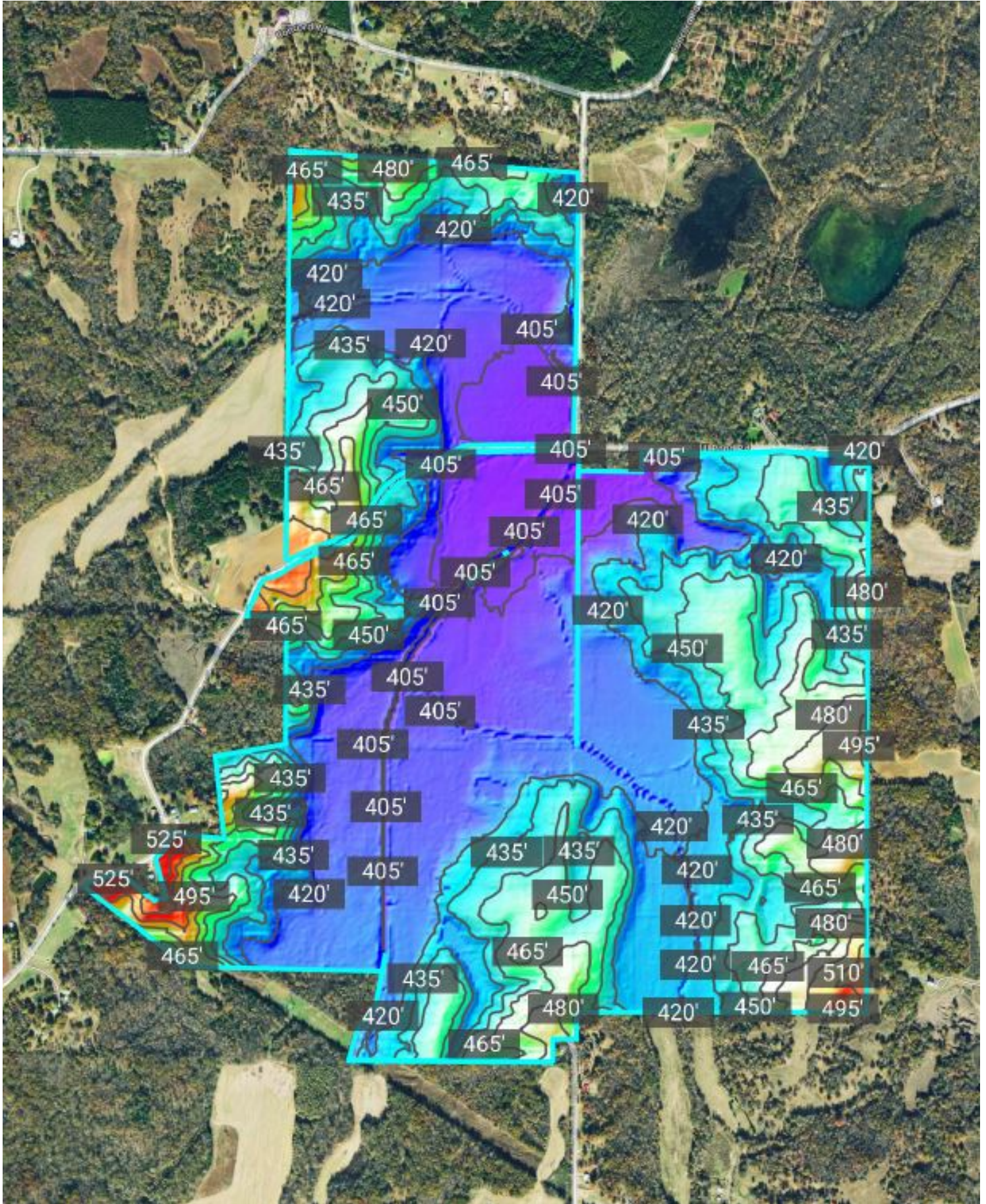
Boundary



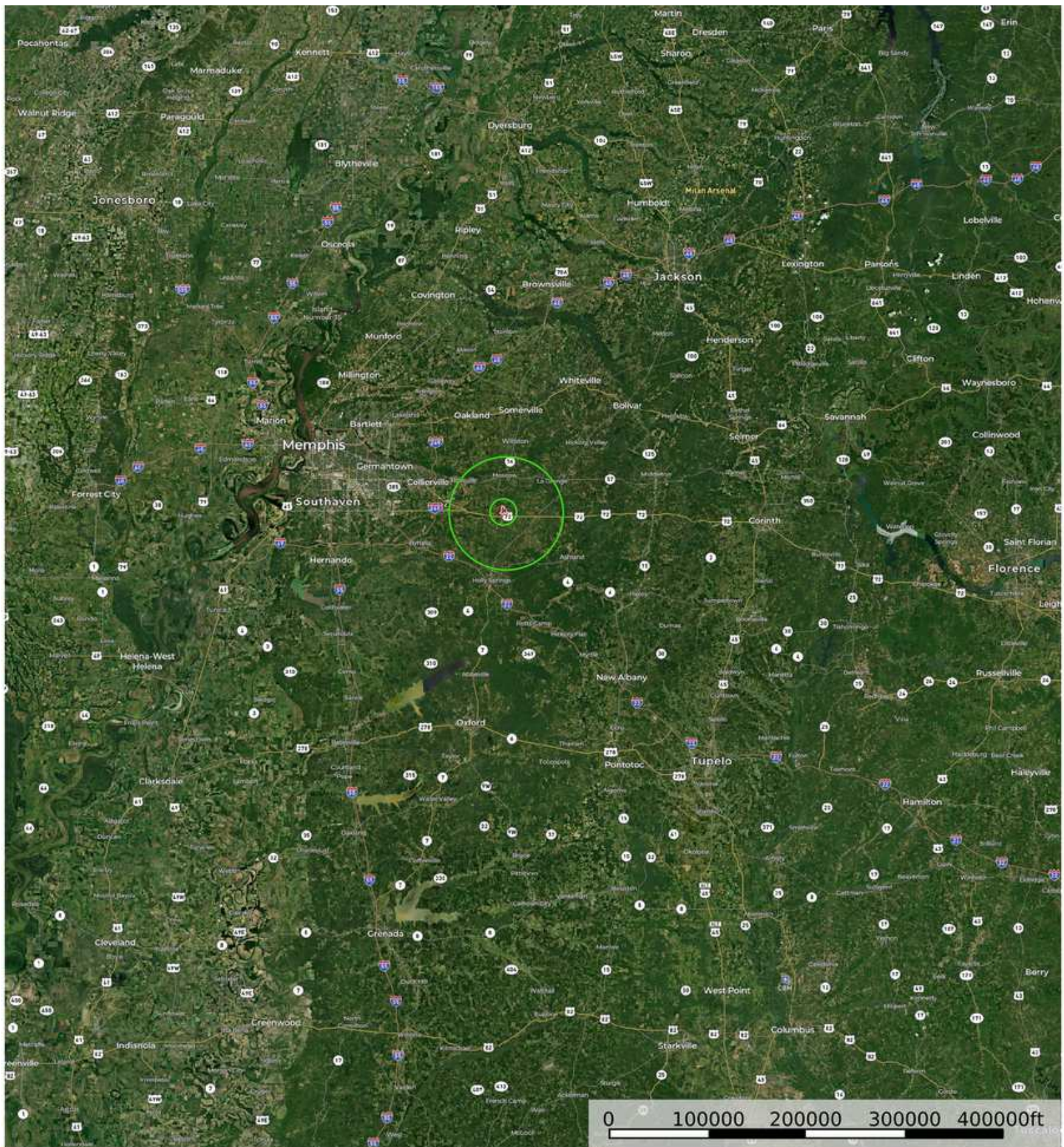
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# Concord Road Farm and Wildlife Preserve Topo Hillshade



# Concord Road Farm and Wildlife Preserve Regional Map



 House Carveout  Boundary  General Location

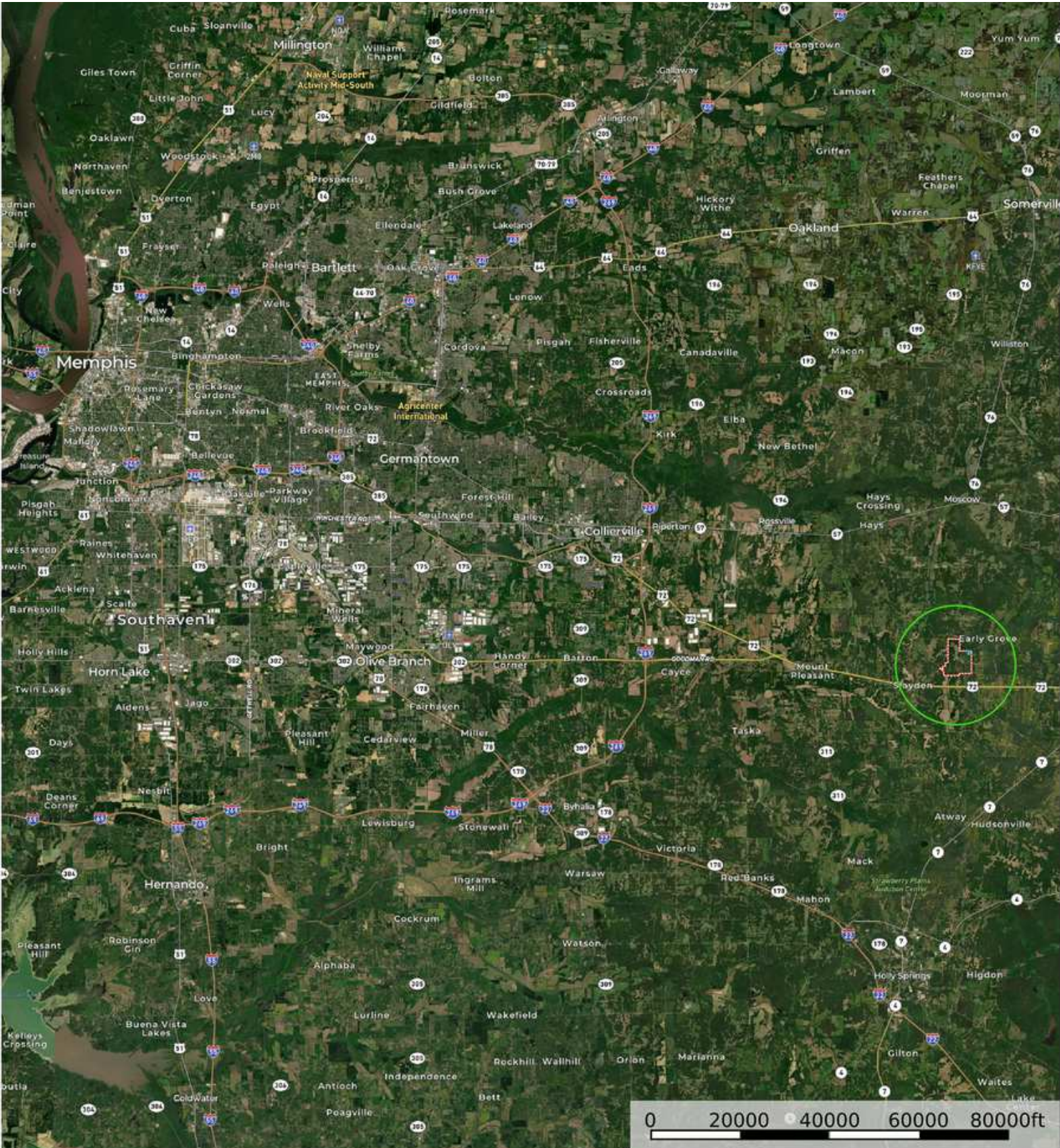


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# Concord Road Farm and Wildlife Preserve Area Map



▭ House Carveos   
 ▭ Boundary   
 ○ General Location



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## Photo Slideshow



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# Concord Road Farm and Wildlife Preserve Property Video



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## Shelby Smith

Shelby grew up in Memphis, TN and graduated from Memphis University School in 2009. Shelby then graduated from Mississippi State University in 2013 with a finance degree. He returned to Memphis to accept a job as an analyst for First Tennessee Bank in their commercial lending division. In 2015, he was hired by his father Gwin, to be the lending and brokerage associate for Rutledge Investment Company and is currently the Vice President of Rutledge Investment. Shelby has seven years' experience in real estate sales, real estate mortgage lending, and farmland management. Shelby is the principal broker for The Farmland Group, LLC, and focuses on row crop farms as well as recreational hunting properties. Shelby is licensed in Arkansas, Louisiana, Missouri, Mississippi, and Tennessee. Shelby enjoys hunting, fishing, golf, and dog training. He and his wife Chelsi have two children, William, and Caroline.



## Shelby Smith

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## Gwin Smith

Gwin was born and raised in a farming family in Cleveland, MS. Since graduating from Mississippi State University in 1985 with a master's degree in Agricultural Economics and an undergraduate degree in Business Administration, Gwin has lived in Memphis and worked in the agricultural real estate business – appraisal, land brokerage and mortgage banking. Starting out as a real estate appraiser in 1985, he cofounded Rutledge Investment Company in 1989 as a regional agricultural mortgage banking firm that originates and services loans throughout the mid-south. Rutledge Investment Company has originated over \$730 million in mortgage transactions in the past 11 years. Gwin became licensed to sell real estate in 1997 and has sold over \$500 million dollars of farmland over his career.

### Interests

Gwin and his wife, Crissy, have three grown children and two grandchildren. Gwin enjoys golf, hunting, fishing, and the outdoors. Crissy is a residential real estate agent, and their time is spent enjoying time with their grandchildren and following Mississippi State sports. They are members of Christ Church Memphis.



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