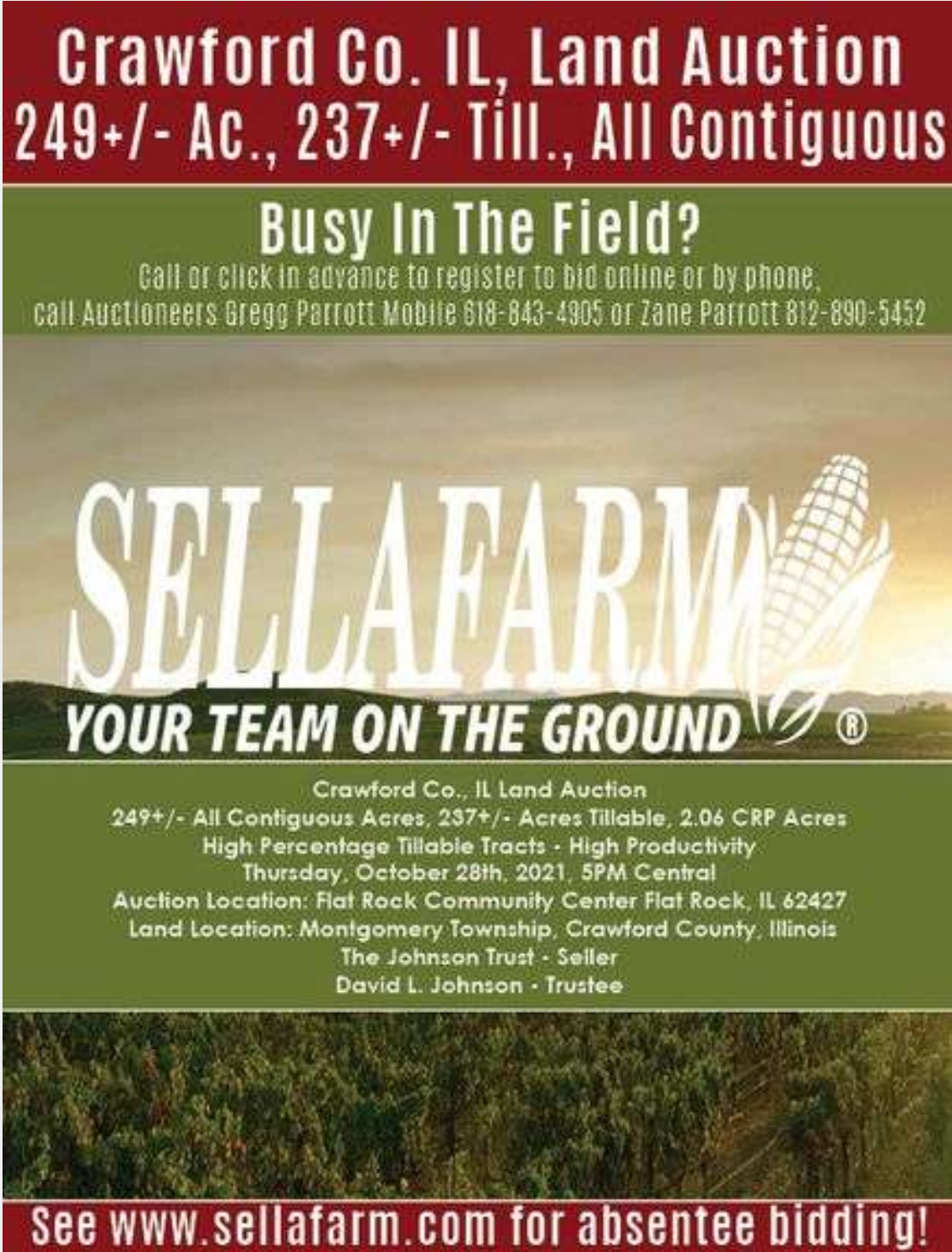


**Sale Name:** The Johnson Trust - Seller

**LOT 2 - Tract 2 2- 64.5+/- Ac., 64.5+/- Tillable**



**Crawford Co. IL, Land Auction**  
**249+/- Ac., 237+/- Till., All Contiguous**

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**SELLAFARM**  
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Crawford Co., IL Land Auction  
249+/- All Contiguous Acres, 237+/- Acres Tillable, 2.06 CRP Acres  
High Percentage Tillable Tracts - High Productivity  
Thursday, October 28th, 2021, 5PM Central  
Auction Location: Flat Rock Community Center Flat Rock, IL 62427  
Land Location: Montgomery Township, Crawford County, Illinois  
The Johnson Trust - Seller  
David L. Johnson - Trustee

**See [www.sellafarm.com](http://www.sellafarm.com) for absentee bidding!**

**Description**

**Tract 2 – 64.5+/- Acres, 64.5+/- Acres Tillable**

**Latitude:** 38.909762 **Longitude:** -87.655281

**Location: From IL Route 1:** All Land is Contiguous. From Co. HWY 11 & N. 1600th Street, North .5 Mi. to land location. Signs & Full Color Brochure to be Posted.

**Brief Legal:** Land in N1/2 NE1/4 Section 5, Montgomery Township, Crawford Co., IL. T5N-R11W.

**Access:** Direct Access / Full Frontage Access to N. 1600 th Street on East.

**Soils:** 164A Stoy Silt Loam, 0-2% slope, 30.58 Ac., 47.4%; 164B Stoy Silt Loam. 2-5% slope, 16.18 Ac., 25.1%; 31A Pierron Silt Loam, 0-2% slope, 11.85 Ac., 18.4%; 50A Virden Silty Clay Loam, 0-2% slope, 2.89 Ac., 4.5%; 214B Hosmer Silt Loam, 2-5% slope, 2.11 Ac., 3.3%; 3333A Wakeland Silt Loam, 0-2% slope, .74 Ac., 1.1%; 214C Hosmer Silt Loam, 5-10% slope, .13 Ac., .2%; **Weighted Productivity Index: 108.7 NHEL Classification.**

**FSA Info (Entire Farm):** Farm No. 5054, Tract No. 6362, Corn Base Ac. 142.50, PLC yield 110; Soybean Base Ac. 84.80, PLC Yield 45; Total Base Ac. 227.30. CRP: 2.06 Contracted Acres. Annual Rental Rate Per Acre: \$216.41. Annual Payment: \$446. Contract End Date: 09-30-2025. See digital copy of Maps & 156 Records under the "Photo Gallery" -or- the documents Tab, view anytime at [www.sellafarm.com](http://www.sellafarm.com).

**R.E. Estimated Taxes (Entire Farm):** Crawford County Assessor Parcel Index Numbers 09-2-05-000-001-000 (\$593.84), 09-2-05-000-002-000 (\$833.50), 09-2-05-000-015-000 (\$636.10), 09-2-05-000-016-000 (\$1,169.54), & 09-2-05-000-017-000 (\$640.24). Total Estimated Tax of \$3,873.22. (\$15.55 per acre). 2021 taxes, due & payable 2022 to be paid by SELLA FARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. If sold separate, county/ courthouse to divide accordingly. See [www.sellafarm.com](http://www.sellafarm.com) for tax bills.

**Quantity: 1**



**<https://www.sellafarm.com/>**