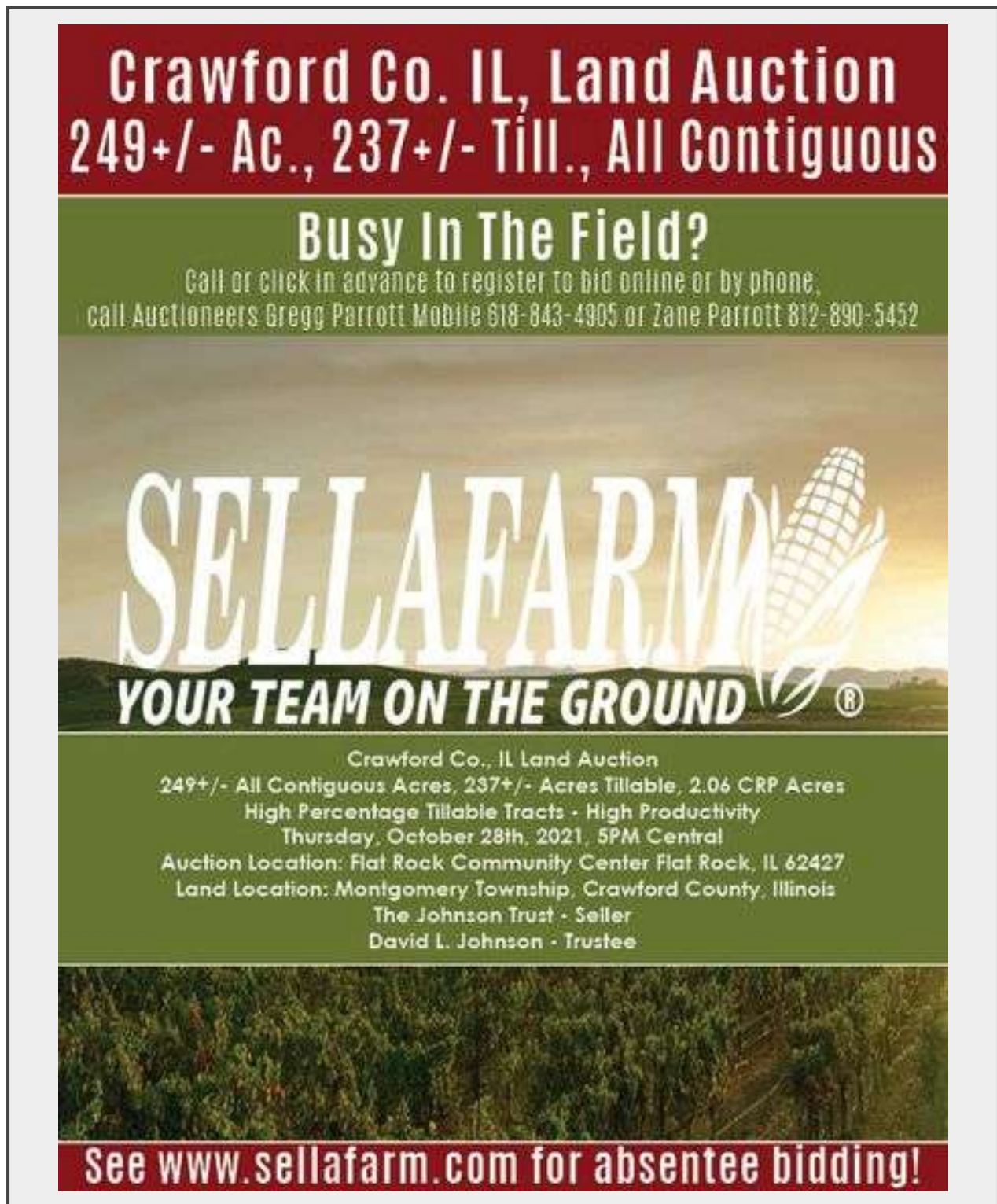


Sale Name: The Johnson Trust - Seller

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



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

Busy In The Field?
Call or click in advance to register to bid online or by phone,
call Auctioneers Gregg Parrott Mobile 818-843-4905 or Zane Parrott 812-890-5452

SELLAFARM
YOUR TEAM ON THE GROUND ®

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 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.

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 SELLAFARM 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 for tax bills.

Quantity: 1



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