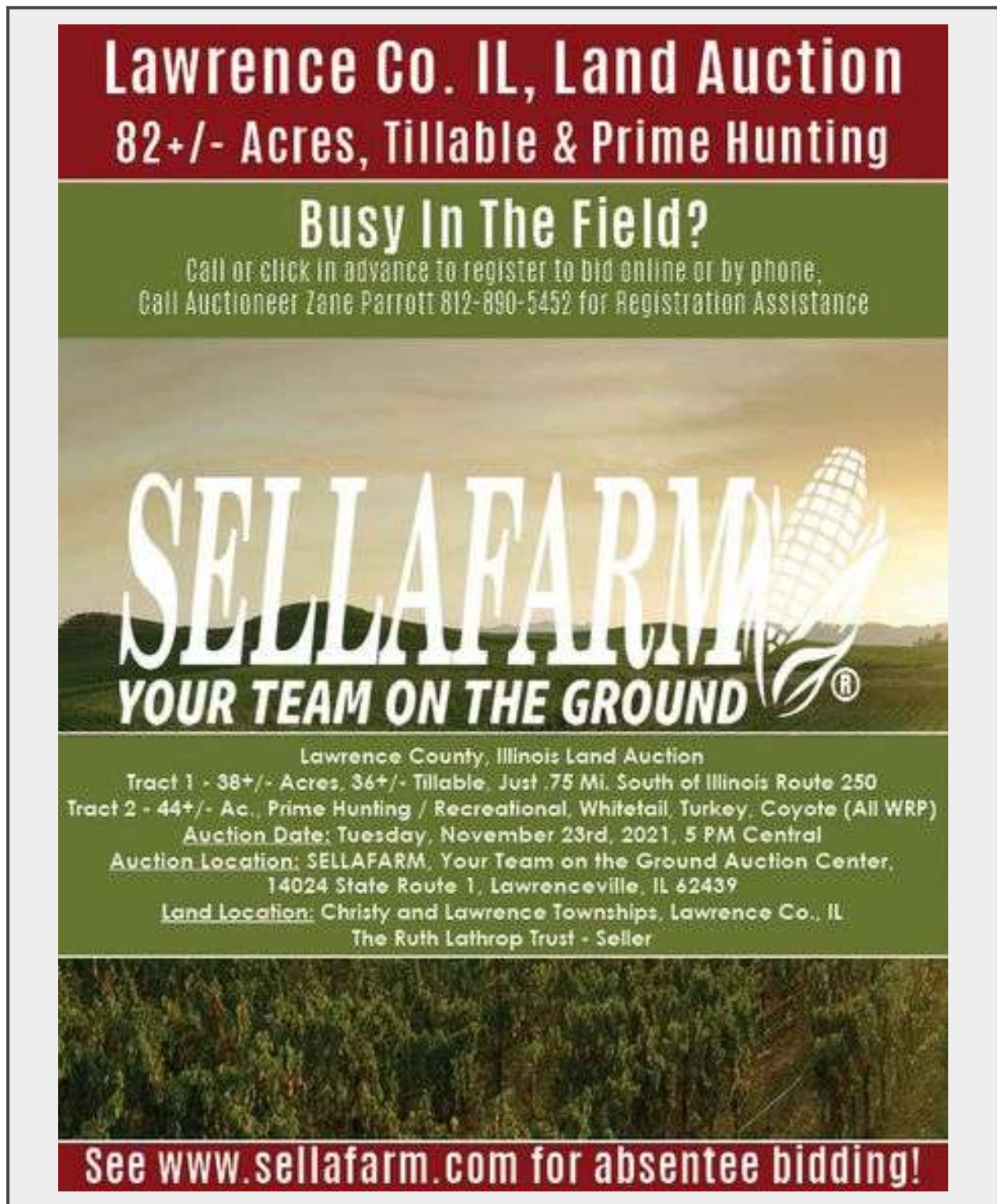


Sale Name: The Ruth Lathrop Trust - Seller

LOT 1 - Tract 1 - 38+/- Acres, 36+/- Tillable



Lawrence Co. IL, Land Auction
82+/- Acres, Tillable & Prime Hunting

Busy In The Field?
Call or click in advance to register to bid online or by phone,
Call Auctioneer Zane Parrott 812-890-5452 for Registration Assistance

SELLAFARM
YOUR TEAM ON THE GROUND

Lawrence County, Illinois Land Auction
Tract 1 - 38+/- Acres, 36+/- Tillable, Just .75 Mi. South of Illinois Route 250
Tract 2 - 44+/- Ac. Prime Hunting / Recreational, Whitetail, Turkey, Coyote (All WRP)
Auction Date: Tuesday, November 23rd, 2021, 5 PM Central
Auction Location: SELLAFARM, Your Team on the Ground Auction Center,
14024 State Route 1, Lawrenceville, IL 62439
Land Location: Christy and Lawrence Townships, Lawrence Co., IL
The Ruth Lathrop Trust - Seller

See www.sellafarm.com for absentee bidding!

Description

**PLEASE SEE PHOTO GALLERY BY CLICKING PHOTO TO ENLARGE TO
SEE DIGITAL COPY OF BROCHURE, FSA 156, FSA MAPS, PLATS, TAX AERIALS
AND MORE!**

Tract 1 – 38+/- Acres, 36+/- Acres Tillable

Latitude: 38.704197 **Longitude:** -87.817564

Location: From Lawrenceville, IL: approx. 7 Mi. West of Lawrenceville, IL on US Route 50 to Co. Rd. 500E (Union Chapel Road), South 1.75 Mi. to land location.

-OR- From Sumner, IL: approx. 2.5 Mi. East of Sumner, IL on Route 250 to Co. Rd. 500E (Union Chapel Road), South .75 Mi. to land location.

Brief Legal: East 3/4 of the E1/2 SE1/4 laying South of the B&O Railroad, Section 11, Christy Township, Lawrence County, Illinois. T3N-R13W.

Access: Full Frontage Access to Co. Rd. 500E (Union Chapel Road) on East **-and-** Full Frontage Access to Co. Rd. 900N on South.

Soils: 14C2 Ava Silt Loam, 5-10% slope, 22.52 Ac., 59.7%; 13B Bluford Silt Loam, 2-5% slope, 12.36 Ac., 32.8%; 14B Ava Silt Loam, 2-5% slope, 1.44 Ac., 3.8%; 8382A Belknap Silt Loam, 0-2% slope, 1.42 Ac., 3.8%; **Weighted Productivity Index: 94.6. HEL Classification.**

FSA Info (Tract 1): Farm No. 3545, Tract No. 3640, Corn Base Ac. 17.10, PLC yield 131; Soybean Base Ac. 17, PLC Yield 49; Total Base Ac. 34.10. See digital copy of Maps & 156 Records at are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Lawrence County Assessor Parcel Index Number 04-000-246-00. 2021 taxes, due & payable 2022 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. See digital copy of real estate tax bills that are posted to www.sellafarm.com for tax bills, view anytime.

Quantity: 1



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