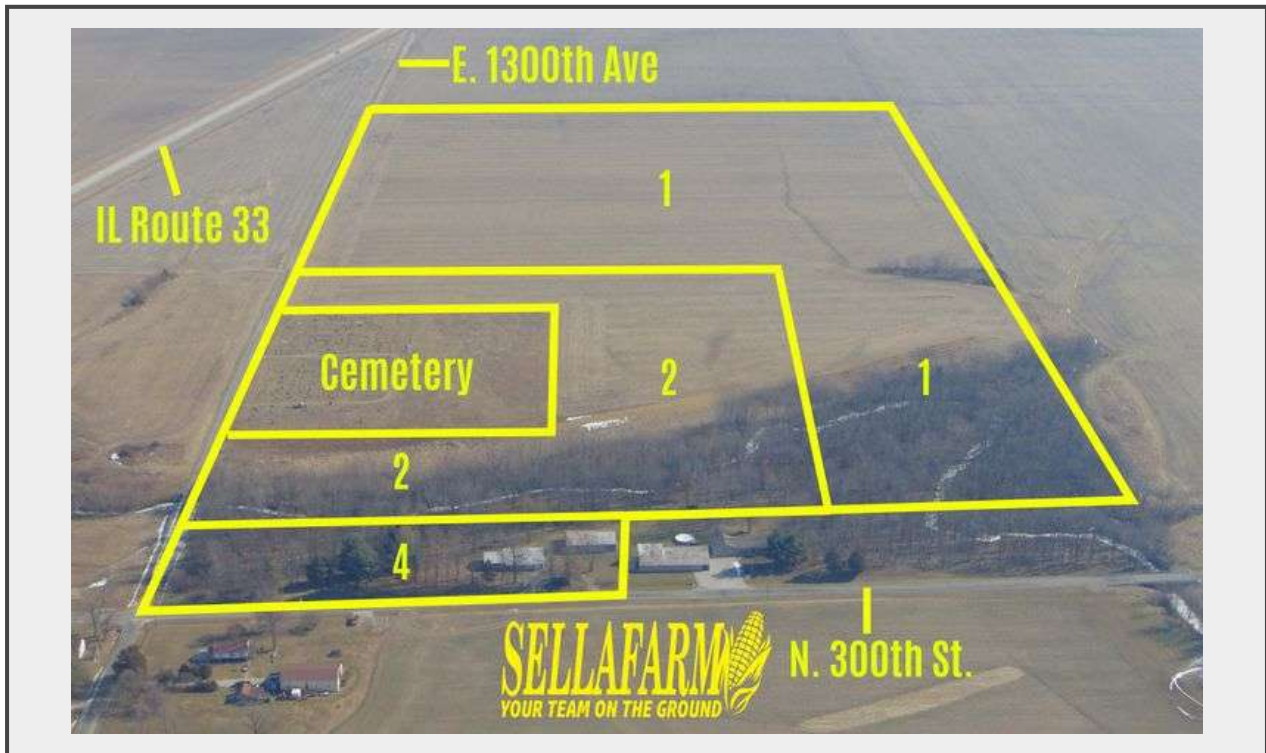


Sale Name: Estate of Patricia Lewis - Seller

LOT 1 - Tract 1 – 47.90+/- Acres, 43.15+/- Acres Tillable, ALL NHEL



Description

Tract 1 – 47.90+/- Acres, 43.15+/- Acres Tillable, ALL NHEL

Latitude: 39.039295 **Longitude:** -88.309606

Location: 14 Mi. SW of Effingham, IL to Wheeler, IL – or – 9 Mi. NW of Newton, IL on Route 33 to Wheeler, South on Main 300th E. 1 Mi. to 1300N.

Brief Legal: Part of the N ½ NW ¼ Sec. 22. North Muddy Township, Jasper Co., IL T7N, R8E

Access: Direct frontage access to 1300N. Good hard surface all weather road.

Soils: 2A Cisne Silt Loam 0-2% slope, 26.85 Ac., 56.1%; 912A Hoyleton-Darmstadt Silt Loams, 0-2% slope, 13.23 Ac., 27.6%; 3B2 Hoyleton Silt Loam, 2-5% slope, 2.90 Ac., 6.1%; 3333A Wakeland Silt Loam, 0-2% slope, 2.36 Ac., 4.9%; 7C2 Atlas Silt Loam, 5-10% slopes, 1.90 Ac., 4.0%; 218A Newberry ilt Loam, 0-2% slope, .61 Ac., 1.3%; **Weighted Average Productivity 109.**
NHEL Classification.

FSA Info (Tracts 1 & 2): DCP Cropland 61.62 Ac. Effective DCP Cropland 57.42 Ac. Corn Base 35.20 Ac. PLC Yield 127, Soybeans Base 34.90 Ac. PLC Yield 36 Total Base Ac. 70.10Ac.

CRP: Buyer shall receive all of Seller's rights and interest in any CRP contract which results from the enrollment of the real estate in CRP program. Buyer agrees to indemnify and hold Seller and their agents harmless from any and all expenses, damages, losses, or claims Seller may incur as a result of the failure of the Buyer to maintain the real estate made subject of this Contract in the CRP program pursuant to the requirements of the USDA, Farm Service Agency. **Survival:** Except as otherwise expressly stated herein, all arrangements, representations and warranties contained in this Contract shall survive the closing and shall not be canceled by the delivery of the deed.

R.E. Estimated Taxes (Tract 1): East 47.90 Ac. Of Jasper County Parcel ID 58-06-22-100-012, Estimated Annual Tax of \$813.60. 2021 taxes, due & payable 2022 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter.

Quantity: 1



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