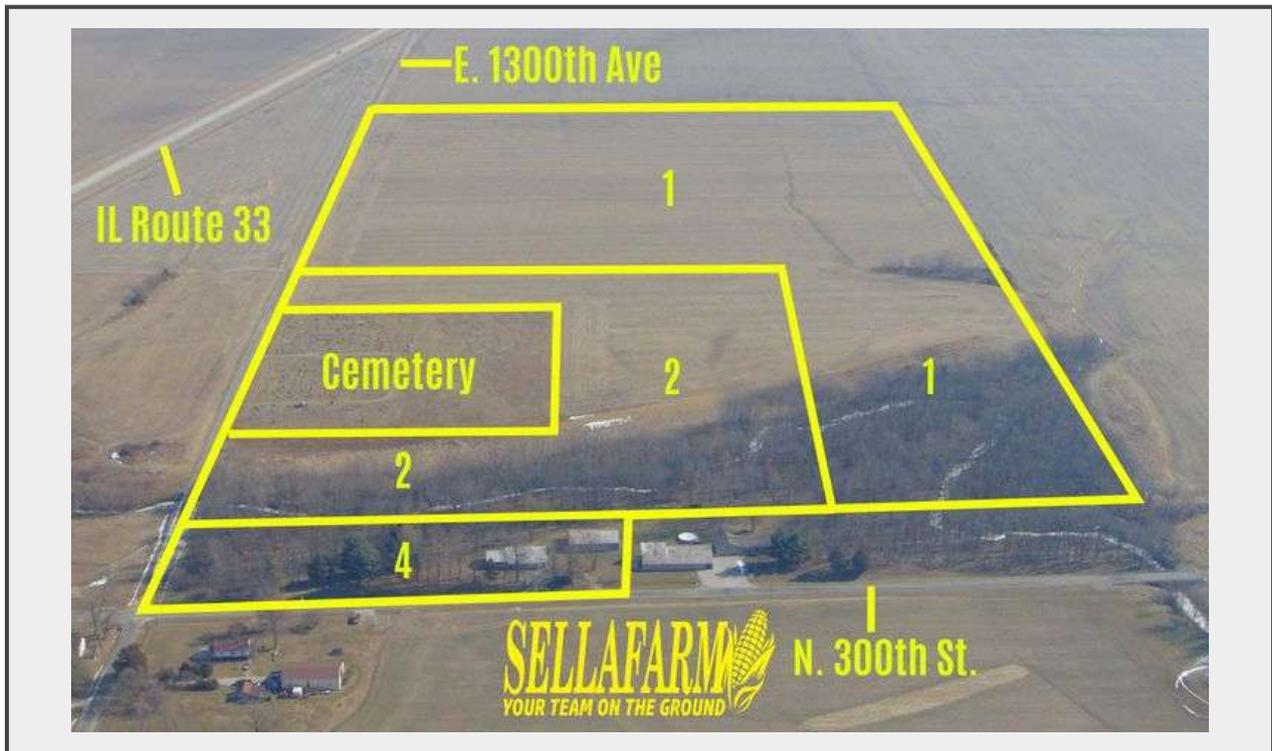


Sale Name: Estate of Patricia Lewis - Seller

LOT 2 - Tract 2 – 17.06 +/- Acres, 9.2 +/- Tillable, 4.20 Acres CRP @ \$216.57 Per Acre, \$910 Annual Income



Description

Tract 2 – 17.06 +/- Acres, 9.2 +/- Tillable,

4.20 Acres CRP @ \$216.57 Per Acre, \$910 Annual Income

Latitude: 39.039798 **Longitude:** -88.313419

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, which is good hard surface all weather road.

Soils: 2A Cisne Silt Loam 0-2% slope, 6.33 Ac., 37.2%; 3333A Wakeland Silt Loam, 0-2% slope, 5.13 Ac., 30.1%; 912A Hoyleton-Darmstadt Silt Loams, 0-2% slope, 2.71 Ac., 14.5%; 7C2 Atlas Silt Loam, 5-10% slopes, 2.47 Ac., 14.5%; 7D2 Atlas Silt Loam, 5-10% slope, .39 Ac., 2.3%;
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 Contract Period 10-1-201 to 09-30-2030, Continuous Sign Up. Buyer to sign contract to remain in the program.

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 2): West 17.06 +/- Ac. Of Jasper County Parcel ID 58-08-22-100-017. Estimated Annual tax of \$378.35. If sold separate, County to divide accordingly. 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/>