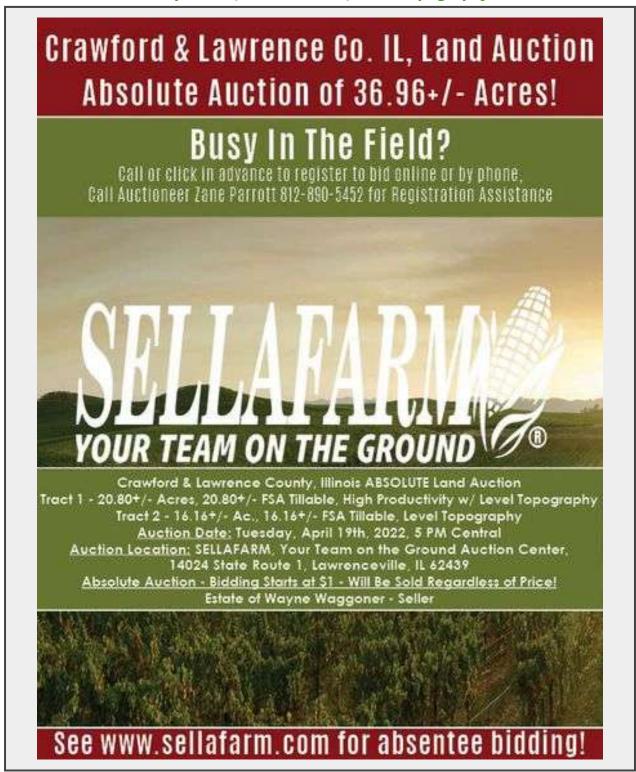
Sale Name: Estate of Wayne Waggoner

LOT 2 - Tract 2 - 16.16+/- Acres, 100% Tillable, Level Topography



## **Description**

Tract 2 – 16.16+/- FSA, Near 100% Tillable, Level Topography

**Latitude:** 38.851737 **Longitude:** -87.851431

<u>Location: From Tract 1:</u> East .25 Mi. to Co. Rd. 400E, North 1 Mile to Lawrence/Crawford County Line Rd., West approx. 1.1 Mi. to land location. Signs Posted.

<u>Brief Legal:</u> East Five Ac., E1/2 SE1/4 SE1/4 of Section 21, Southwest Township -and- 10 Ac., off the West Side of the SW1/4 SW1/4 of Section 22, Southwest Township, all located in Crawford County, IL T5N-R13W.

Access: Full Frontage Access to Lawrence/Crawford Co. Line Road on South.

<u>Soils:</u> 2A Cisne Silt Loam, 0-2% slope, 16.16 Ac., 100%; <u>Weighted Productivity Index: 109.</u> NHEL Classification.

**FSA Info:** Farm No. 3386, Tract No. 3592. Corn Base Ac. 9.50, PLC yield 134; Soybean Base Ac. 10.20, PLC Yield 42; Total Base Ac. 19.70. Digital copy of Maps & 156 Record are posted to <a href="https://www.sellafarm.com">www.sellafarm.com</a>, view anytime.

**R.E. Estimated Taxes:** Crawford Parcel Index Numbers 10-2-21-000-009-001 (West Parcel) (\$72.44) -and- 10-2-22-000-011-000 (East Parcel) (\$145.08). Estimated total tax of \$217.52. 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 maps that are posted to www.sellafarm.com, view anytime.

**Quantity: 1** 



https://www.sellafarm.com/