

Sale Name: Estate of Wayne Waggoner

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

Crawford & Lawrence Co. IL, Land Auction
Absolute Auction of 36.96+/- Acres!

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

Crawford & Lawrence County, Illinois: ABSOLUTE Land Auction
Tract 1 - 20.80+/- Acres, 20.80+/- FSA Tillable, High Productivity w/ Level Topography
Tract 2 - 16.16+/- Ac., 16.16+/- FSA Tillable, Level Topography
Auction Date: Tuesday, April 19th, 2022, 5 PM Central
Auction Location: SELLAFARM, Your Team on the Ground Auction Center,
14024 State Route 1, Lawrenceville, IL 62439
Absolute Auction - Bidding Starts at \$1 - Will Be Sold Regardless of Price!
Estate of Wayne Waggoner - Seller

See www.sellafarm.com for absentee bidding!

Description

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

Latitude: 38.851737 **Longitude:** -87.851431

Location: From Tract 1: 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.

Brief Legal: 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.

Soils: 2A Cisne Silt Loam, 0-2% slope, 16.16 Ac., 100%; **Weighted Productivity Index: 109.**
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 www.sellafarm.com, 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



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