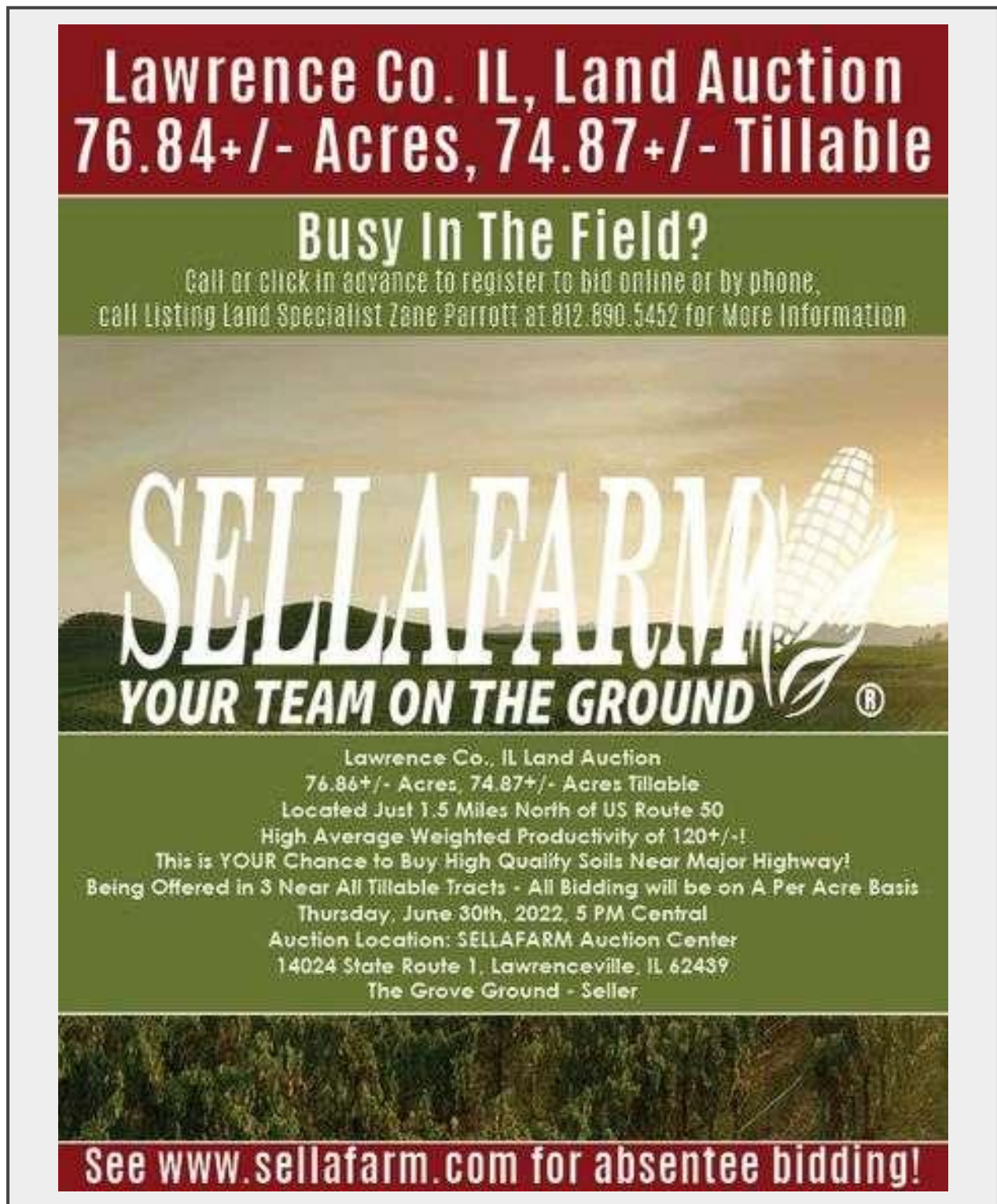



**Sale Name:** The Grove Ground - Seller

**LOT Tract 2 - Tract 2 - 16.2+/- FSA Acres, Near 100% Tillable**



**Lawrence Co. IL, Land Auction**  
**76.84+/- Acres, 74.87+/- Tillable**

**Busy In The Field?**  
Call or click in advance to register to bid online or by phone,  
call Listing Land Specialist Zane Parrott at 812.890.5452 for More Information

**SELLAFARM**  
**YOUR TEAM ON THE GROUND** 

Lawrence Co., IL Land Auction  
76.86+/- Acres, 74.87+/- Acres Tillable  
Located Just 1.5 Miles North of US Route 50  
High Average Weighted Productivity of 120+/-!  
This is YOUR Chance to Buy High Quality Soils Near Major Highway!  
Being Offered in 3 Near All Tillable Tracts - All Bidding will be on A Per Acre Basis  
Thursday, June 30th, 2022, 5 PM Central  
Auction Location: SELLAFARM Auction Center  
14024 State Route 1, Lawrenceville, IL 62439  
The Grove Ground - Seller

**See [www.sellafarm.com](http://www.sellafarm.com) for absentee bidding!**

**Description**

**Tract 2 – 16.2+/- FSA Acres, Near 100% Tillable**

**High Productivity Rating of 124.4 with Level Topography!**

**Latitude:** 38.749861 **Longitude:** -87.722356

**Location: From Lawrenceville, Illinois:** US Route 50 to Co. Rd. 1000E (Country Club Road), North approx. 1.5 Mi. to land location. Adjoins Tract 1 to South. Directly Across From Tract 3.

**Brief Legal:** Fractional Part of NE1/4 SE1/4, Section 27, also Fractional Part of SE1/4 SE1/4 Section 27, Lawrence Township, Lawrence County, IL. T4N-R12W.

**Access:** Full Frontage Access to Co. Rd. 1000E on East. Just 1.5 Miles North of US Route 50. Quick Access to Local Major Highways! Near Local Grain Terminals.

**Soils:** 3333A Wakeland Silt Loam, 0-2% slope, 12.63 Ac., 78%; 8071 Darwin Silty Clay, 2.91 Ac., 18%; 8302 Ambraw Clay Loam, .66 Ac., 4.1%; **Weighted Productivity Index: 124.4. NHEL Classification.** Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**FSA Info:** Farm No. 6243, Tract No. 5225. Corn Base Ac. 53.00, PLC yield 118; Soybean Base Ac. 20.80, PLC Yield 41; Total Base Ac. 73.80. Digital copy of FSA Maps & FSA156EZ Record are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Lawrence County Parcel Index Number 06-001-014-00. Estimated total tax of \$170. 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/>