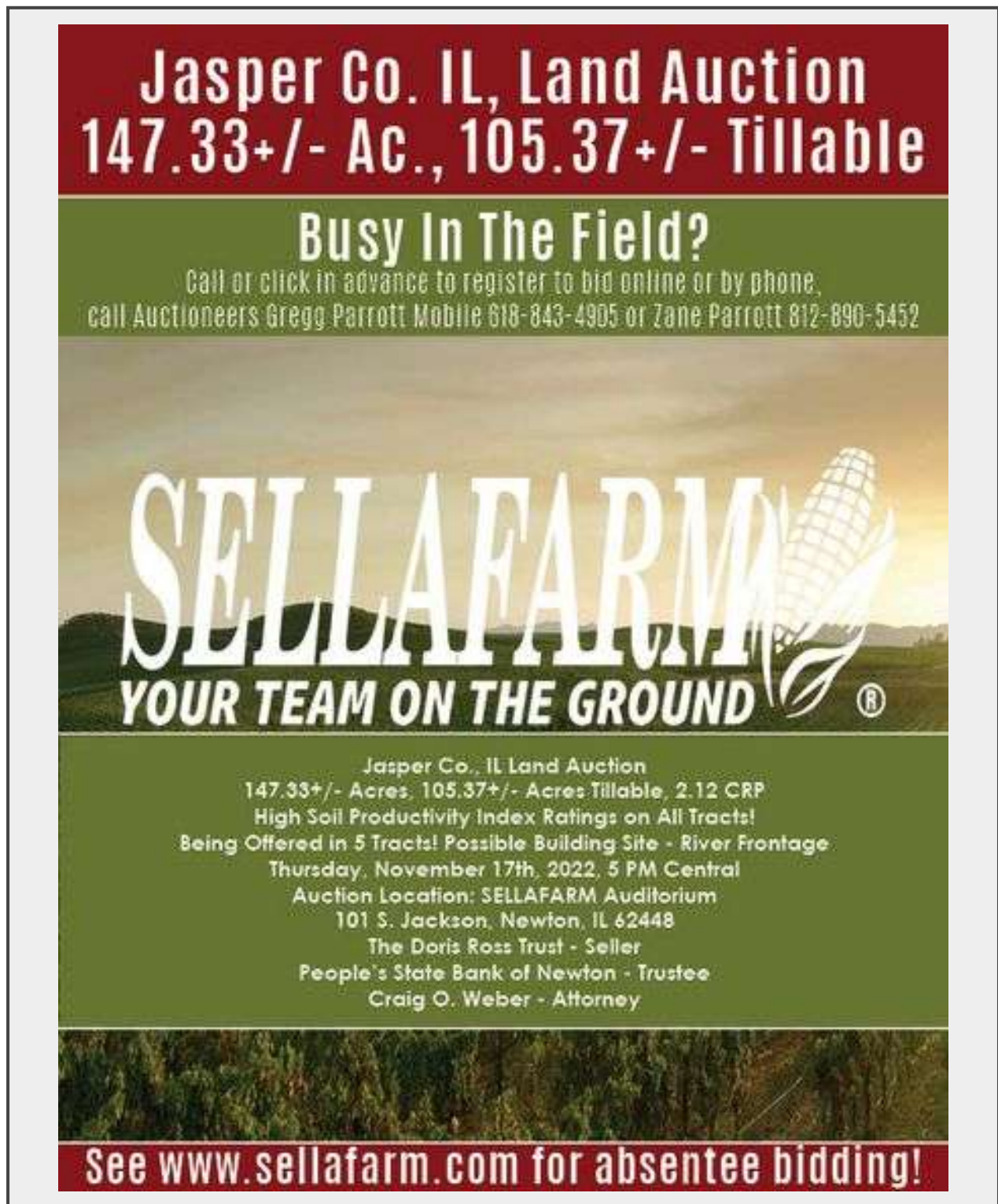



**Sale Name:** The Doris Ross Trust

**LOT Tract 2 - Tract 2 - 39.69+/- Acres, 18.25+/- Tillable**



**Jasper Co. IL, Land Auction**  
**147.33+/- Ac., 105.37+/- Tillable**

**Busy In The Field?**  
Call or click in advance to register to bid online or by phone,  
call Auctioneers Gregg Parrott Mobile 818-843-4905 or Zane Parrott 812-890-5452

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

Jasper Co., IL Land Auction  
147.33+/- Acres, 105.37+/- Acres Tillable, 2.12 CRP  
High Soil Productivity Index Ratings on All Tracts!  
Being Offered in 5 Tracts! Possible Building Site - River Frontage  
Thursday, November 17th, 2022, 5 PM Central  
Auction Location: SELLAFARM Auditorium  
101 S. Jackson, Newton, IL 62448  
The Doris Ross Trust - Seller  
People's State Bank of Newton - Trustee  
Craig O. Weber - Attorney

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

### **Description**

Tract 2 – 39.69 +/- Assessed Acres, 18.25+/- Tillable

Tillable Features High Productivity of 131.6 with Near Level Topography

Latitude: 38.993138 Longitude: -88.133499

**Location:** Adjoins Tract 1 to the East. Signs and Brochures posted.

**Brief Legal:** The East Half of the NE1/4 lying North of the Railroad Right of Way excepting 2 tracts of land, Section 6, Wade Township, Jasper Co., IL. T6N-R10E. Full Legal Descriptions are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Access:** Full frontage / Direct Access to 5th Ave on South.

**Soils:** 3331A Haymond Silt Loam, 0-2% slope, 16.56 Ac., 90.8%; 3333A Wakeland Silt Loam, 0-2% slope, 1.68 Ac., 9.2%; **Tillable Weighted Productivity Index: 131.6. ALL NHEL Classification.** Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**FSA Info:** Farm No. 4421, Tract No. 6332. Corn Base 34.46 Ac., PLC yield 119; Soybean base 22.70 acres PLC yield 37; Wheat Base 11.60 Ac., PLC Yield 47; Total Base Ac. 68.76. Please Note: This includes Tract 1, Tract 2 & Tract 3. Digital copy of FSA Maps & FSA 156 EZ are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Jasper County Assessor Parcel Index Number: 90-13-06-200-010, \$791.72. 2022 taxes, due & payable 2023 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 bills that are posted to [www.sellafarm.com](http://www.sellafarm.com) for tax bills, view anytime.

**Quantity:** 1



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