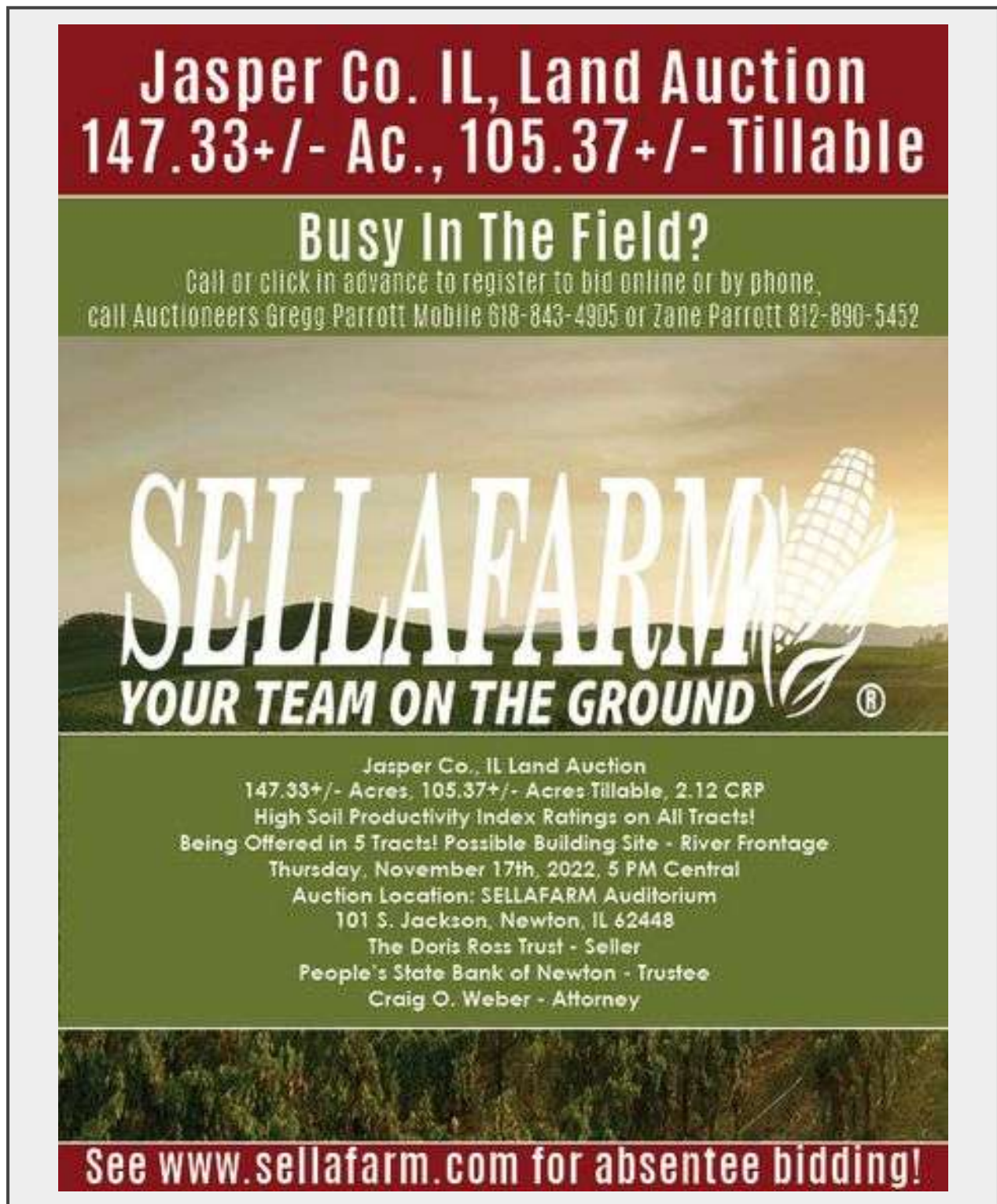



Sale Name: The Doris Ross Trust

LOT Tract 3 - Tract 3 - 34.25+/- Acres, 23.99+/- 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 for absentee bidding!

Description

Tract 3 – 34.25+/- Assessed Acres, 23.99+/- FSA Tillable

Tillable Features High Productivity of 131.6 with Near Level Topography

Latitude: 38.990545 **Longitude:** -88.125201

Location: Adjoins Tract 2 to the East. Signs and Brochures posted.

Brief Legal: Part of the NW1/4 North of the Railroad Right of Way, Section 5, Wade Township, Jasper Co., IL. T6N-R10E. Full Legal Descriptions are posted to www.sellafarm.com, view anytime.

Please Note: Legal Description calls for 80+/- Acres. Please Make Your Own Decision Based Upon Your Own Information, However, There is a Good possibility of Additional Acres. Adjoins Tract 2 to the East. Signs and Brochures posted.

Access: Access to N. 1300th Street via established & recorded easement. Digital copy of the recorded easement posted to www.sellafarm.com, view anytime.

Soils: 3331A Haymond Silt Loam, 0-2% slope, 17.33 Ac., 69.1%; 3333A Wakeland Silt Loam, 0-2% slope, 7.74 Ac., 30.9%; **Tillable Weighted Productivity Index: 127.4. ALL NHEL Classification.** Digital copies of Soil & Topography Maps are posted to 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, view anytime.

R.E. Estimated Taxes: Jasper County Assessor Parcel Index Number: 90-13-05-100-007, \$540.18. 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 for tax bills, view anytime.

Quantity: 1



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