



**Sale Name:** The Doris Ross Trust

**LOT Tract 5 - Tract 5 - 20+/- Acres, Near 100% 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 5 – 20 +/- Assessed Acres, Near 100% Tillable

High Productivity of 118.2 with Near Level Topography

Latitude: 38.981009 Longitude: -88.122268

**Location: From Tract 4:** Follow N. 1300 th Street, South and East to N. 1325 th Street, North .5 Mi. to E. 900 th Ave, East to Land Location **-or- From IL Route 130:** South of Newton, IL on IL Route 130 to E. 77 5 th Ave, East approx. .5 Mi. to N. 1325 th Street, North to Land Location. Signs and Brochures Posted.

**Brief Legal:** E1/2 SE1/4 SW1/4, Section 5, Wade Township, Jasper Co., IL. T56N-R10E. Full Legal Descriptions are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Access:** Full frontage / Direct Access to E. 900th Ave on South.

**Soils:** 3333A Wakeland Silt Loam, 0-2% slope, 12.85 Ac., 54.6%; 3288A Petrolia Silty Clay Loam, 0-2% slope, 6.64 Ac., 33.6%; 3304A Landes Fine Sandy Loam, 0-2% slope, 5.43 Ac., 27.5%; **Weighted Productivity Index: 118.28. 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. 1911. Corn Base 8.54 Ac., PLC yield 119; Soybean base 8.30 Ac., PLC yield 37; Wheat Base 2.90 Ac., PLC Yield 47; Total Base Ac. 19.74. 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: 90-13-05-300-004, \$524.40. 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/>