

Sale Name: Estate of Curtiss Bean, Jefferson Co., IL

LOT Tract 3 - Tract 3 - 46+/- Acres, 38.1+/- Tillable



Description

Tract 3 – 46+/- Acres, 38.1+/- FSA Tillable

High Productivity Ratings with Near Level Topography

Latitude: 38.367334 Longitude: -88.749221

Location: Located on East and West Sides of N. Seagull Lane.

Brief Legal: Part of the SW1/4 NW1/4, also Part of the SE1/4 NW1/4, Section 10, Webber Township, Jefferson County, Illinois, T2S-R4E. Full Legal Descriptions are posted to www.sellafarm.com, view anytime. Please Note: South Boundary Lines of 9 Acre Field will follow current fence row, existing boundary lines on North, East & West Acre Field follow believed to be Section lines, except for near home which is clearl flagged. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access to N. Seagull Lane / Co. Rd. 2125E (hard Surface Road) on Both sides of roadway.

Soils: 36 Acre Field: 8382A Belknap Silt Loam, 0-2% slope, 21.02 Ac., 58.5%; 640A Bluford Silt Loam, 0-2% slope, 6.18 Ac., 17.2%; 518B2 Rend Silt Loam, 2-5% slope, 4.98 Ac., 13.9%; 8D3 Hickory Clay Loam, 10-18% slope, 3.52 Ac., 9.8%; 14C2 Ava Silt Loam, 5-10% slope, .23 Ac., .6%; Weighted Productivity Index: 107.3. NHEL Classification. 9 Acre Field: 8382A Belknap Silt Loam, 0-2% slope, 8.64 Ac., 97.1%; 518B2 Rend Silt Loam, 2-5% slope, .26 Ac., 2.9%; Weighted Productivity Index: 116.4. NHEL Classification. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

Quantity: 1



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