

Sale Name: Cassil, Cupp & Ridgley Heirs - Seller

LOT 2 - Tract 2 - 33.18 Acres, 33+/- Tillable



Description

Tract 2 – 33.18 +/- Acres, 33 +/- Acres Tillable, Terraced & Tiled

Latitude: 38.735974 **Longitude:** -87.808419

Location: Same as Tract 1. Tracts 1, 2, 3, 4, & 5 are all contiguous.

Brief Legal: Part N ½ SE ¼, Section 36, Christy Township, Lawrence Co., IL T4N-R13W

Access: Full Frontage to Co. Rd. 550E (4H Road) on East

Soils: 14B Ava Silt Loam, 2-5% slope, 10.19 Ac., 29.5%; 13B Bluford Silt Loam, 2-5% slope, 8.39 Ac., 24.3%; 14D3 Ava Silty Clay Loam, 7-12% slope, Severely Eroded, 5.76 Ac., 16.7%; 13A Bluford Silt Loam, 0-2% slope, 5.27 Ac., 15.2%; 14C3 Ava Silty Clay Loam, 4-7% slope, 4.53 Ac., 13.1%; 929D3 Hickory-Ava Complex, 7-12% slope, 0.43 Ac., 1.2% **Weighted Productivity Index: 91.8. HEL Classification.**

FSA Info (Tracts, 1 through 5): Farm No. 1547, Tract No. 1195, Corn Base Ac. 79.93, PLC yield 130; Soybean Base Ac. 79.93, PLC Yield 43; Total Base Ac. 159.86. See digital copy of Maps & 156 Records at are posted to www.sellafarm.com under the "Photo Gallery" tab, view anytime.

R.E. Estimated Taxes (Tracts 1, 2 & 3): Lawrence County Assessor Parcel Index Numbers 04-000-673-00 (60 Ac., \$471.54) & 04-000-672-00 (20 Ac., \$116.90), Total Estimated Tax of \$588.44 for 80 Acres. (\$7.35 per acre on average). 2020 taxes, due & payable 2021 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. If sold separate, county/courthouse to divide accordingly. See www.sellafarm.com for tax bills.

(Please Note: Ground photos shown in photo gallery contain both tracts 1 & 2)

Quantity: 1



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