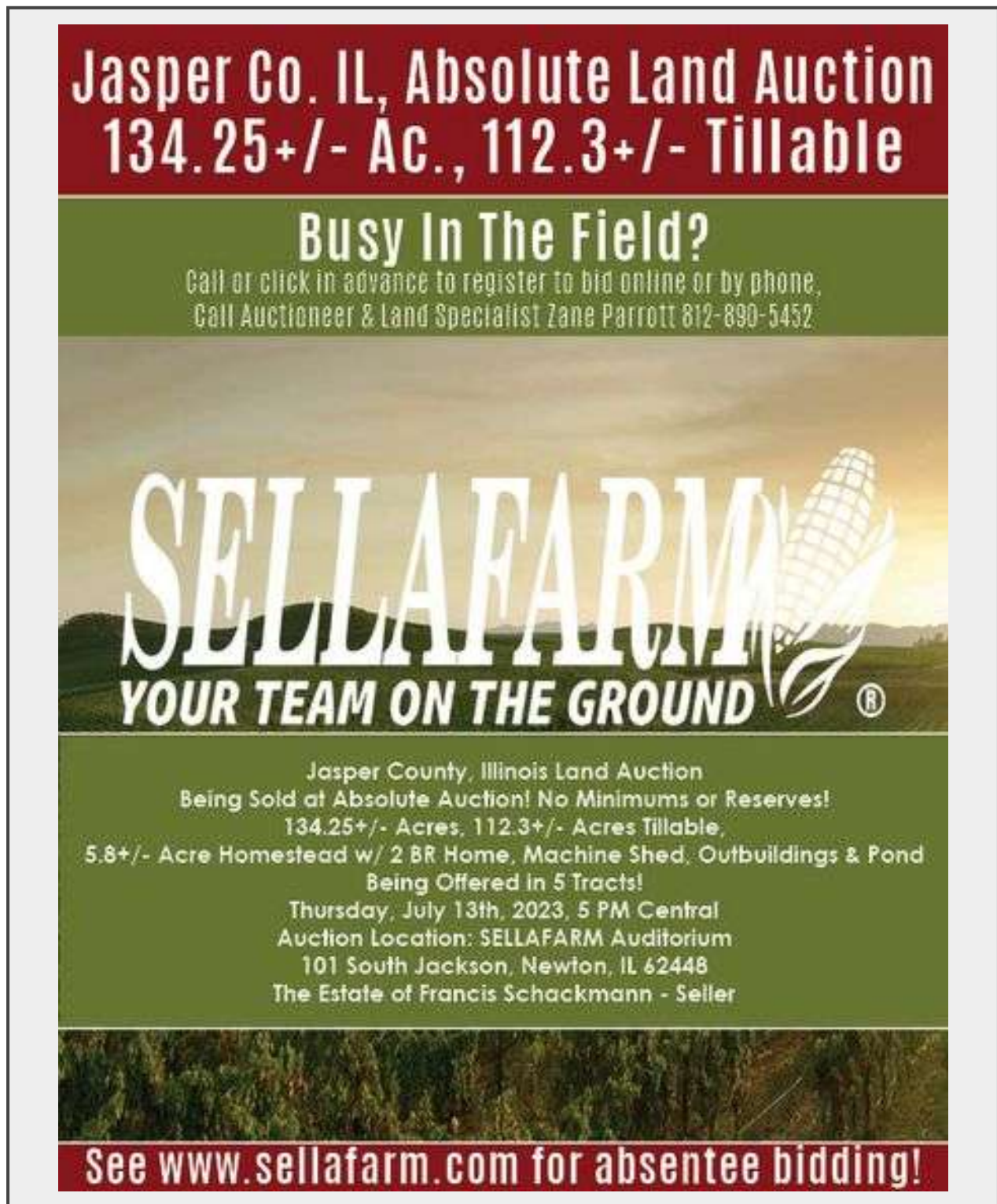



**Sale Name:** Estate of Francis Schackmann - Seller

**LOT Tract 3 - Tract 3 - 5.16+/- Acres**



**Jasper Co. IL, Absolute Land Auction**  
**134.25+/- Ac., 112.3+/- Tillable**

**Busy In The Field?**  
Call or click in advance to register to bid online or by phone,  
Call Auctioneer & Land Specialist Zane Parrott 812-890-5452

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

Jasper County, Illinois Land Auction  
Being Sold at Absolute Auction! No Minimums or Reserves!  
134.25+/- Acres, 112.3+/- Acres Tillable,  
5.8+/- Acre Homestead w/ 2 BR Home, Machine Shed, Outbuildings & Pond  
Being Offered in 5 Tracts!  
Thursday, July 13th, 2023, 5 PM Central  
Auction Location: SELLAFARM Auditorium  
101 South Jackson, Newton, IL 62448  
The Estate of Francis Schackmann - Seller

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

### **Description**

**Tract 3 – 5.16+/- Acres, 4+/- FSA Tillable, ALL NHEL**

**Quick Access to Local Major Highway & Local Grain Terminals!**

**Adjoins Tract 5 On the South end of the Farm**

**Latitude:** 38.999509 **Longitude:** -88.068886

**Location:** Adjoins Tract 5 on South end of Farm.

**Brief Legal:** Land in E1/2, W1/2 Section 35, Willow Hill Township, Jasper County, Illinois. T7N-R10E.

**Access:** If Tracts 2, 3 & 5 Sell Separate: Access will be by 30 ft wide easement across South Ends of Tracts 2 & 5. This would require bridge to be built (Buyer of Tract 3 Expense). No Access otherwise.

**Soils:** 13A Bluford Silt Loam, 0-2% Slope, 4.45 Ac., 67.6%; 7D3 Atlas Silty Clay Loam, 5-10% Slope, 1.59 Ac., 24.2%; 7C2 Atlas Silt Loam, 5-10% Slope, .47 Ac., 7.1%; 7D2 Atlas Silt Loam, 10-18% Slope, .07 Ac., 1.1%; **Weighted Productivity Index: 89.9. 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. 8665, Tract No. 8735. Corn Base 51.10 Ac., PLC yield 117; Soybean base 51 A., PLC yield 35; Total Base Ac. 102.1. **Please Note:** Totals are for Entire Farm. 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 Parcel Index Number: Part of 94-08-35-100-003. Total Estimated Tax Bill: \$101.87. 2023 taxes, due & payable 2024 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing. Buyer(s) thereafter. Please See [www.sellafarm.com](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

**Quantity: 1**



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