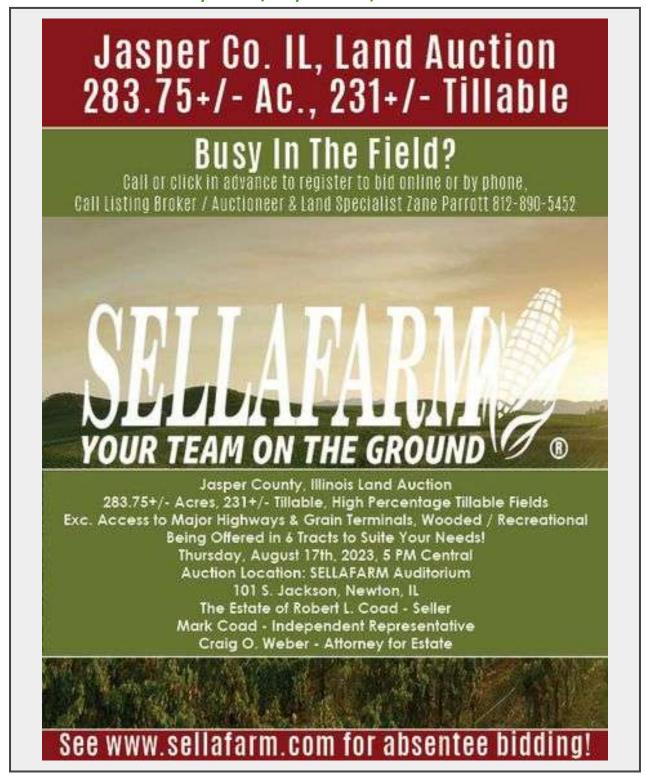
Sale Name: 283.75+/- Acres - The Robert L. Coad Estate

LOT Tract 1 - Tract 1 - 58+/- Acres, 50+/- Tillable, Near ALL NHEL



Description

<u>Tract 1 – 58+/- Acres, 50+/- Acres Tillable, 1/8 Royalty Interest Included!</u>

Ouick Access to Major Area Highway & Local Grain Terminals!

Latitude: 39.082236 Longitude: -88.082236

<u>Tract 1-4 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route</u> <u>33:</u> North 5.5 Mile to E. 1650th Ave, West .5 Mile to N. 1200th Street, South .5 Mile to Northeast Corner of Tract 1. Signs and Full-Color, Multi-Page Brochures posted. <u>Please Note:</u> Tracts 1 -4 are Contiguous. Tracts 5 & 6 are Contiguous. All Land located within 2 Miles.

Brief Legal: Part of the NE1/4, Section 1, Crooked Creek Township, Jasper County, Illinois. T7N-R9E. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access on East Side to N. 1200th Street.

Soils (Tillable Area Only): 13A Bluford Silt Loam, 0-2% slope, 32.13 Ac., 65.2%; 12A Wynoose Silt Loam, 0-2% slope, 11.02 Ac., 22.4%; 14B Ava Silt Loam, 2-5% slope. 5.09 Ac., 10.3%; 13B2 Bluford Silt Loam, 2-5% slope, .52 Ac., 1.1%; 8F Hickory Silt Loam, 18-35% slope. .19 Ac., .4%; 967F Hickory-Gosport Silt Loam, 18-35% slope, .11 Ac., .2%; Weighted Productivity Index of Tillable: 99.5. ALL NHEL, except 3.56 Ac. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Real Estate Jasper County Parcel Index Number: Part of 94-08-35-100-003. Total Estimated Tax Bill: \$974.65. 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 for digital copies of the estimated tax bills, view anytime.

Quantity: 1



https://www.sellafarm.com/