


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

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



**Jasper Co. IL, Land Auction**  
**283.75+/- Ac., 231+/- Tillable**

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

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

Jasper County, Illinois Land Auction  
283.75+/- Acres, 231+/- Tillable, High Percentage Tillable Fields  
Exc. Access to Major Highways & Grain Terminals, Wooded / Recreational  
Being Offered in 6 Tracts to Suite Your Needs!  
Thursday, August 17th, 2023, 5 PM Central  
Auction Location: SELLAFARM Auditorium  
101 S. Jackson, Newton, IL  
The Estate of Robert L. Coad - Seller  
Mark Coad - Independent Representative  
Craig O. Weber - Attorney for Estate

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

### Description

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

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

**Latitude: 39.082236 Longitude: -88.082236**

**Tract 1-4 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 33:** 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. **Please Note:** 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](http://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](http://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 SELLA FARM 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/>