

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

LOT Tract 3 - Tract 3 - 45+/- Acres, Near 100% Tillable, 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 for absentee bidding!

Description

Tract 3 – 45+/- Acres, Near 100% Tillable, ALL NHEL

Quick Access to Local Major Highway & Local Grain Terminals!

Latitude: 39.074426 Longitude: -88.157009

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 NE1/2, SE1/4 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, also on North Side via easement.

Soils: 13A Bluford Silt Loam, 0-2% slope, 23.84 Ac., 52.6%; 12A Wynoose Silt Loam, 0-2 % slope, 11.27 Ac., 24.9%; 2A Cisne Silt Loam, 0-2% slope, 8.41 Ac., 18.6%; 14B Ava Silt Loam, 2-5% slope, 1.79 Ac., 4.0%; **Weighted Productivity Index: 101.4. ALL NHEL.** Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Jasper County Parcel Index Number: 20-07-01-400-001. Total Estimated Tax Bill: \$807.98. 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/>