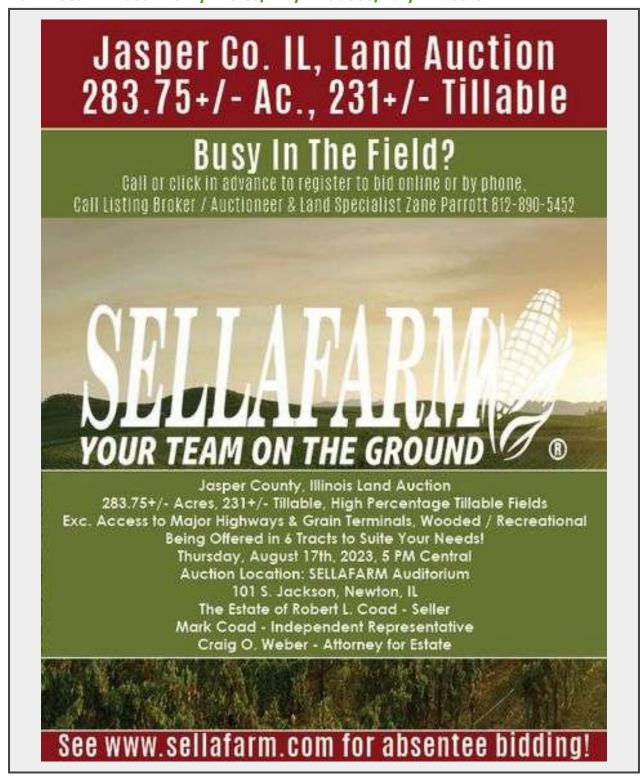
Sale Name: 283.75+/- Acres - The Robert L. Coad Estate

LOT Tract 4 - Tract 4 - 52+/- Acres, 42+/- Wooded, 10+/- Tillable



Description

Tract 4 – 52+/- Acres, 42+/- Wooded Acres

Excellent Recreational Potential for Whitetail & Wild Turkey!

Remaining 10+/- Acres Can be Farmed for Additional Income -or- Be Converted into Seed Ready Food Plots!

Latitude: 39.077382 Longitude: -88.160736

<u>Tract 1-4 Location: From Newton, IL / Intersection of Illinois Route 130 and Illinois Route 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.

<u>Access:</u> Access to N. 1200th Street via non-exclusive 20 foot wide easement and shall be limited to access for agricultural purposes only (as shown in easement recorded in 1999 in Jasper County Book 206, Pages 195-200). See Digital copy of easement posted to www.sellafarm.com, view anytime.

Soils (Tillable Area Only): 14B Ava Silt Loam, 2-5% slope, 6.70 Ac., 75.9%; 13A Bluford Silt Loam, 0-2% Slope, 1.52 Ac., 17.2%; 12A Wynoose Silt Loam, 0-2% slope, .39 Ac., 4.4%; 967F Hickory-Gosport Silt Loam, 18-35% slope, .22 Ac., 2.5%; Weighted Productivity Index: 98.3. ALL NHEL. Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

R.E. Estimated Taxes: Part of Jasper County Parcel Index Number: 20-07-01-200-004. Total Estimated Tax Bill: \$1,802.52. (Please Note: this includes All of Tract 1, Tract 2 and Tract 4). If Sold separate, county to divide accordingly.) 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/