


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

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

**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 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

**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:** 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](http://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](http://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](http://www.sellafarm.com) for digital copies of the estimated tax bills, view anytime.

**Quantity: 1**



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