


Sale Name: The Heirs of Charles Fritschle – Seller - 118.4+/- Acres, Jasper Co., IL
LOT Tract 2 - Tract 2 – 77.15+/- Deeded Acres, 75.62+/- FSA Tillable Acres, Near 100% Tillable

Jasper Co. IL, Land Auction
118.4+/- Ac., 116+/- 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
118.4+/- Acres, 116+/- Tillable, High Percentage Tillable Fields
All Contiguous Tillable Land with Excellent Access to Major Highways &
Grain Terminals, Level Topography
Thursday, December 7th, 2023, 5 PM Central
Auction Location: SELLAFARM Auditorium
101 S. Jackson, Newton, IL
The Heirs of Charles Fritschle – Seller
Steven A. Greene - Attorney

See www.sellafarm.com for absentee bidding!

Description

4K Drone Video Link:

<https://www.youtube.com/watch?v=Hj-LP4PZc6A>

Tract 2 – 77.15+/- Deeded Acres, 75.62+/- FSA Tillable Acres, Near 100% Tillable, Most NHEL, Tillable Features Near Level Topography, Quick Access to Major Area Highway & Local Grain Terminals!

Latitude: 38.948122 **Longitude:** -88.223405

Location: Tract 2 Adjoins Tract 1 Directly to the West. All Land is Contiguous! This is Your Opportunity to Buy a Large Section of Ground! Save Time & Money by Not “Roading” Equipment!

Brief Legal: Part of the NW1/4, NE1/4 & SW1/4, NE1/4, Section 20, Smallwood Township, Jasper County, Illinois. T6N-R9E. Brief Legal Descriptions are posted to www.sellafarm.com, view anytime.

Access: Direct Access on North to Co. Rd. E. 700th Ave.

Soils: 218A Newberry Silt Loam, 0-2% slope, 20.29 Ac., 26.3%; 48A Ebbert Silt Loam, 0-2% slope, 11.76 Ac., 15.2%; 13A Bluford Silt Loam, 0-2% slope, 10.88 Ac., 14.1%; 12A Wynoose Silt Loam, 0-2% slope, 10.61 Ac., 13.7%; 7C2 Atlas Silt Loam, 5-10% slope, 6.08 Ac., 7.9%; 912A Hoyleton-Darmstadt Silt Loams, 0-2% slope, 5.26 Ac., 6.8%; 13B2 Bluford Silt Loam, 2-5% slope, 4.85 Ac., 6.3%; 2A Cisne Silt Loam, 0-2% slope, 4.34 Ac., 5.6%; 991A Cisne-Huey Silt Loams, 0-2% slope, 2.42 Ac., 3.1%; 8F Hickory Silt Loam, 1-35% slope, .74 Ac., 1%; **Weighted Productivity Index of Tillable: 105.7. 58.91 NHEL Acres, 16.71 HEL Acres.** Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

Weighted Productivity Index of Tillable: 99.5. 58.91 NHEL Acres, 16.57 HEL Acres). 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: 78-12-20-200-009. Total Estimated Tax Bill: \$1,850.66. 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/>