

**Sale Name:** The Virgil Gerkin Farm by Linda Bailey & LeeAnn McHugh – Seller - 340.5+/- Acres, 215.93+/- Tillable, Remainder Classified Forest - Live In Person & Live Online Simulcast Auction

**LOT Tract 1 - Tract 1**

**Sullivan Co., IN Land Auction**  
**340.5+/- Ac., 215.93+/- 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** 

Sullivan County, Indiana Land Auction  
340.5+/- Acres, 215.93+/- Tillable, High Percentage Tillable Fields  
Average of Over \$30,000 From Oil Royalty Income  
Exc. Access to Major Highways & Grain Terminals, Wooded / Recreational  
Being Offered in 6 Tracts to Suite Your Needs!  
Thursday, December 14th, 2023, 5 PM Eastern  
Auction Location: Sullivan Civic Center  
344 North Main, Street, Sullivan, IN  
The Virgil Gerkin Farm by Linda Bailey & LeeAnn McHugh – Seller

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

### Description

**4K Drone Video Link:**

<https://www.youtube.com/watch?v=HbprQ2ybH48>

**Tract 1 – 75+/- Acres, 74+/- Acres Tillable, Near 100% Tillable, ALL NHEL**

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

**Latitude:** 39.180975 **Longitude:** -87.474087

**Brief Legal:** Majority Part of the SW1/4 NW1/4, SE1/4 NW1/4, NW1/4 SW1/4, NE1/4 SW1/4 of Section 36, Fairbanks Township, Sullivan County, Indiana. T9N-R10W. Brief Legal Descriptions are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**Access:** Direct Access on East Side to W. Co. Rd. 650N.

**Soils:** ReA Reesville Silt Loam, 0-2% slope, 55.89 Ac., 73%; IoB2 Iona Silt Loam, 2-6% slope, 10.83 Ac., 14.1%; Ra Ragsdale Silt Loam, 5.14 Ac., 6.7%; AfC2 Alford Silt Loam, 5-10% slope, 3.74 Ac., 4.9%; ReB2 Reesville Silt Loam, 2-5% slope, 1.01 Ac., 1.3%; **Surety Weighted Average Productivity Index (WAPI): 142.6. ALL NHEL.** Digital copies of Soil & Topography Maps are posted to [www.sellafarm.com](http://www.sellafarm.com), view anytime.

**R.E. Estimated Taxes:** Majority Part (76 Ac. Out of 90) of Sullivan County Parcel Index Number: 77-03-36-000-008.000-006. Total Estimated Tax Bill for Tracts 1 & 2: \$2,383.56. County to Divide Accordingly if Sold Separate. 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**



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