


Sale Name: The Irvin & "Flo" Henderson Property - 176.41+/- Acres - Crawford Co., Illinois

LOT Tract 2 - Tract 2 – 30+/- Acres, 23.65+/- FSA Acres Tillable

NORTH AERIAL



TRACT 2

30+/- Acres
23.65+/- Acres FSA Tillable

Tract 2 – 30+/- Acres, 23.65+/- FSA Acres Tillable

Latitude: 39.016877 Longitude: -87.715644

Brief Legal: Part of SW1/4 SW1/4 Section 26, Robinson Township, Crawford County, IL, T7N-R12W. Please See www.sellafarm.com for digital copies of plat, view anytime.

Access: Access to Southern portion of field via Newly Created Easement (If sold separate). Please Note: There is no current legal access from the North (Co. Rd. E. 1150th Avenue).

Soils: 3333A Wakeland Silt Loam, 0-2% slope, 15.32 Ac., 50.9%; 946D2 Hickory-Atlas Complex, 10-18% slope, 7.16 Ac., 23.8%; 164A Stay Silt Loam, 0-2% slope, 6.26 Ac., 20.8%; 214B Hosmer Silt Loam, 2-5% slope, 1.33 Ac., 4.4%. **Weighted Average Productivity Index (WPI): 104.9. Majority HEL.** Digital copies of Soil & Topography Maps are posted to www.sellafarm.com, view anytime.

E.E. Estimated Taxes: Crawford County Parcel Index Number: 05-1-26-000-010-000. Total Estimated Tax Bill: \$514.90. 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.

Final Bid Price:

SELLAFARM / 07

Description

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R.E. Estimated Taxes: Crawford County Parcel Index Number: 05-1-26-000-010-000. Total Estimated Tax Bill: \$514.90. 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.

[https://beacon.schneidercorp.com/Application.aspx?](https://beacon.schneidercorp.com/Application.aspx?AppID=1160&LayerID=31432&PageTypeID=4&PageID=12698&KeyValue=05-1-35-000-012-000)
[AppID=1160&LayerID=31432&PageTypeID=4&PageID=12698&KeyValue=05-1-35-000-012-000](https://beacon.schneidercorp.com/Application.aspx?AppID=1160&LayerID=31432&PageTypeID=4&PageID=12698&KeyValue=05-1-35-000-012-000)

Quantity: 1



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