

**Sale Name:** Cassil, Cupp & Ridgley Heirs - Seller

**LOT 3 - Tract 3 - 8+/- Acres, All Wooded**



### Description

**Tract 3 – 8 +/- Acres**

**Latitude:** 38.737474 **Longitude:** -87.809845

**Location:** Same as Tract 1. Tracts 1, 2, 3, 4, & 5 are all contiguous.

**Building Site Potential:** This excellent 8+/- acre all wooded tract features mature timber, endless recreational uses along with possible build site potential. Every tract of this auction has access to municipal water via the Petrolia Water District and electricity as well! This views from this property would be spectacular. Quick Access to US Route 50 for short trips to Lawrenceville, Olney or Vincennes! Private Paradise sitting off the road, most people wouldn't even see the house!

**Brief Legal:** Part N ½ SE ¼, Section 36, Christy Township, Lawrence Co., IL T4N-R13W

**Access:** Direct Access to Co. Rd. 550E (4H Road) via 30' lane that buyer(s) of Tract 3 will own.

**Soils:** 14B Ava Silt Loam, 2-5% slope, 7.42 Ac., 92.1%; 929D3 Hickory-Ava Complex, 7-12% slope, 0.54 Ac., 6.7%; 14C2 Ava Silt Loam, 5-10% slope, 0.10 Ac., 1.2%; **Weighted Productivity Index: 97.1. No Classification.**

**FSA Info (Tracts, 1 through 5):** Farm No. 1547, Tract No. 1195, Corn Base Ac. 79.93, PLC yield 130; Soybean Base Ac. 79.93, PLC Yield 43; Total Base Ac. 159.86. See digital copy of Maps & 156 Records at are posted to [www.sellafarm.com](http://www.sellafarm.com) under the "Photo Gallery" tab, view anytime.

**R.E. Estimated Taxes (Tracts 1, 2 & 3):** Lawrence County Assessor Parcel Index Numbers 04-000-673-00 (60 Ac., \$471.54) & 04-000-672-00 (20 Ac., \$116.90), Total Estimated Tax of \$588.44 for 80 Acres. (\$7.35 per acre on average). 2020 taxes, due & payable 2021 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. If sold separate, county/courthouse to divide accordingly. See [www.sellafarm.com](http://www.sellafarm.com) for tax bills.

**Quantity: 1**



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