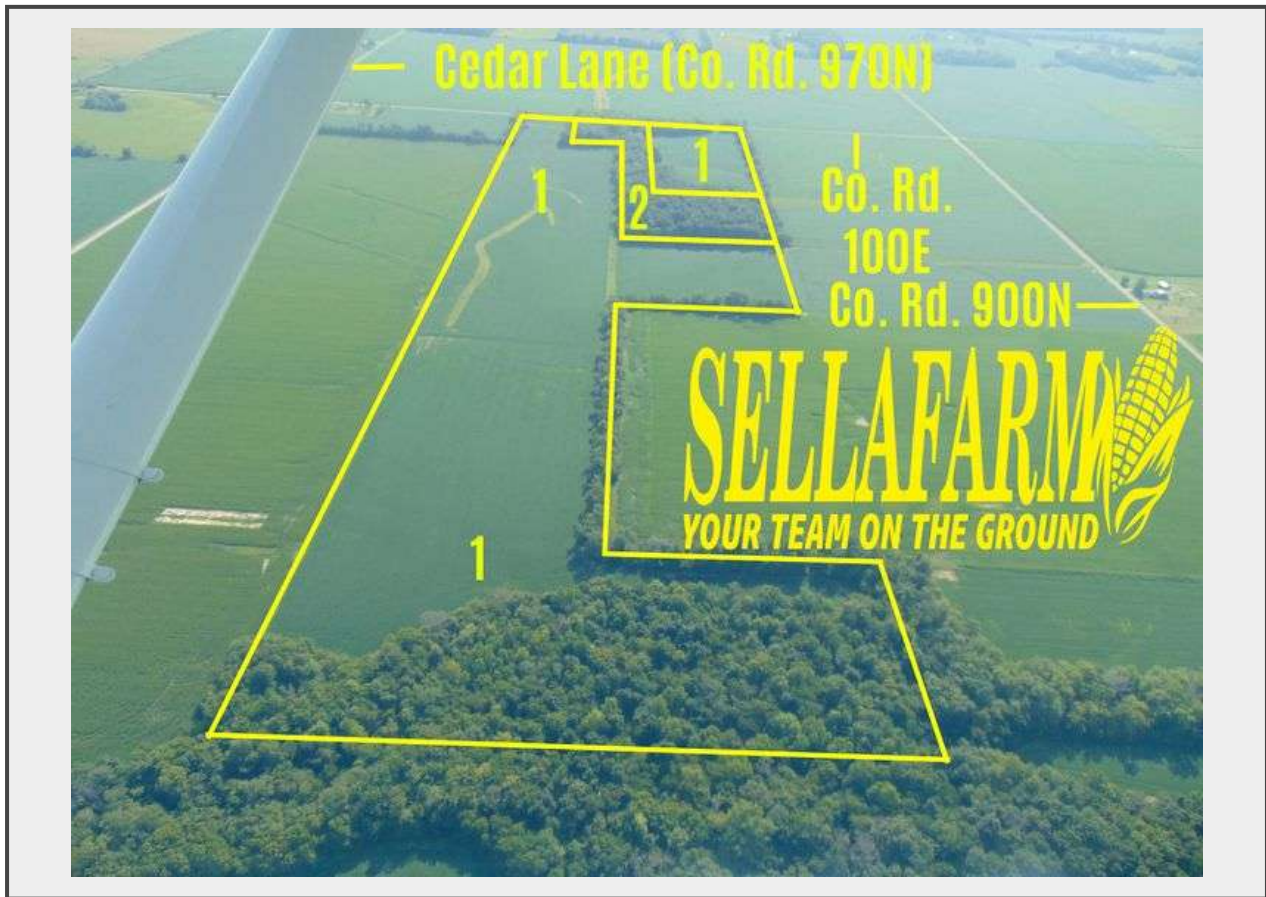


Sale Name: * SOLD * -126+/- Acres, Lawrence County, Illinois

LOT Tract 2 - Tract 2 - 18+/- Acres, All Wooded



Description

Tract 2 – 18+/- Acres, All Wooded

Possible Expansion for Added Tillable Acre, Full Water Management Potential

Latitude: 38.70721 **Longitude:** -87.896376

Brief Legal: Part of the N1/2 SE1/4 Section 7, Christy Township, Lawrence Co., IL. T3N-R13W.

Access: Direct Access to Co. Rd. 100E (Hadley Road) on East.

Water Management: Several waterways convene in the property providing quality drainage possibilities for Tract 1. **Please Note:** This farm utilizes various water management techniques to effectively control water on the farm. These include grass water ways and inlet to subterranean drainage tile. Photos of inlets are posted to www.sellafarm.com. If sold separate, Buyer(s) agree that Tract 2 will be sold subject to Farm Drainage agreement as posted to www.sellafarm.com.

Recreational: This property features a mixture of hard and softwoods throughout the property. History of quality hunting in the area can easily be found and signs of wildlife are everywhere! Agricultural fields provide food sources in all directions, many grass waterways in the neighborhood provide ample bedding opportunities, and several waterways convene in the property providing year-round water source.

R.E. Estimated Taxes (Entire Farm): Lawrence County Assessor Parcel Index Number(s): 04-000-117-00 (\$280.32), 04-000-120-00 (\$131.24), and 04-000-125-00 (\$955.36) for an

estimated total of \$1,366.92 -or- \$10.81 per acre. If sold separate, County to divide accordingly. 2024 taxes, due & payable 2025 to be paid by SELLAFARM to buyer(s) as estimated credit on date of closing, Buyer(s) thereafter. See digital

Quantity: 1



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