

Sale Name: The Maxine Spitler Trust by Peoples State Bank of Newton

LOT Tract 1 - Tract 1 – 40+/- Acres, 40+/- Acres Tillable



Description

Tract 1 – 40+/- Acres, 40+/- Acres Tillable

Latitude: 38.781422 **Longitude:** -87.830133

Brief Legal: NW1/4 SW1/4 Section 14, Petty Township, Lawrence Co., IL. T4N-R13W.

Access: Full Frontage, Direct Access to Co. Rd. 400E (Spring Hill Road) on West.

Soils: 8071 Darwin Silty Clay, 32.75 Ac., 81.9%; 184A Roby Fine Sandy Loam, 0-2% slope, 5.31 Ac., 13.3%; 7072A Sharon Silt Loam, 0-2% slope, 1.94 Ac., 4.8%; **Weighted Productivity Index: 111.5.**

FSA Classification: ALL NHEL

Real Estate Taxes (Estimated): Lawrence County Assessor Parcel Index Number (40 Acres): 08-000-580-00, Total Estimated Tax of \$494.28 -or- \$12.36 per acre. 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 copy of real estate tax bills that are posted to www.sellafarm.com for tax bills, view anytime.

FSA Info (Tract 1 & 2): Farm No. 4979, Tract No. 3080. Corn Base Ac. 35.90, PLC Yield 108; Soybean Base Ac. 18.90, PLC Yield 36; Wheat Base Ac. 17.30, PLC Yield 37; Total Base Ac. 72.10. See digital copy of FSA Maps & 156 Records that are posted to www.sellafarm.com, view anytime.

Quantity: 1



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