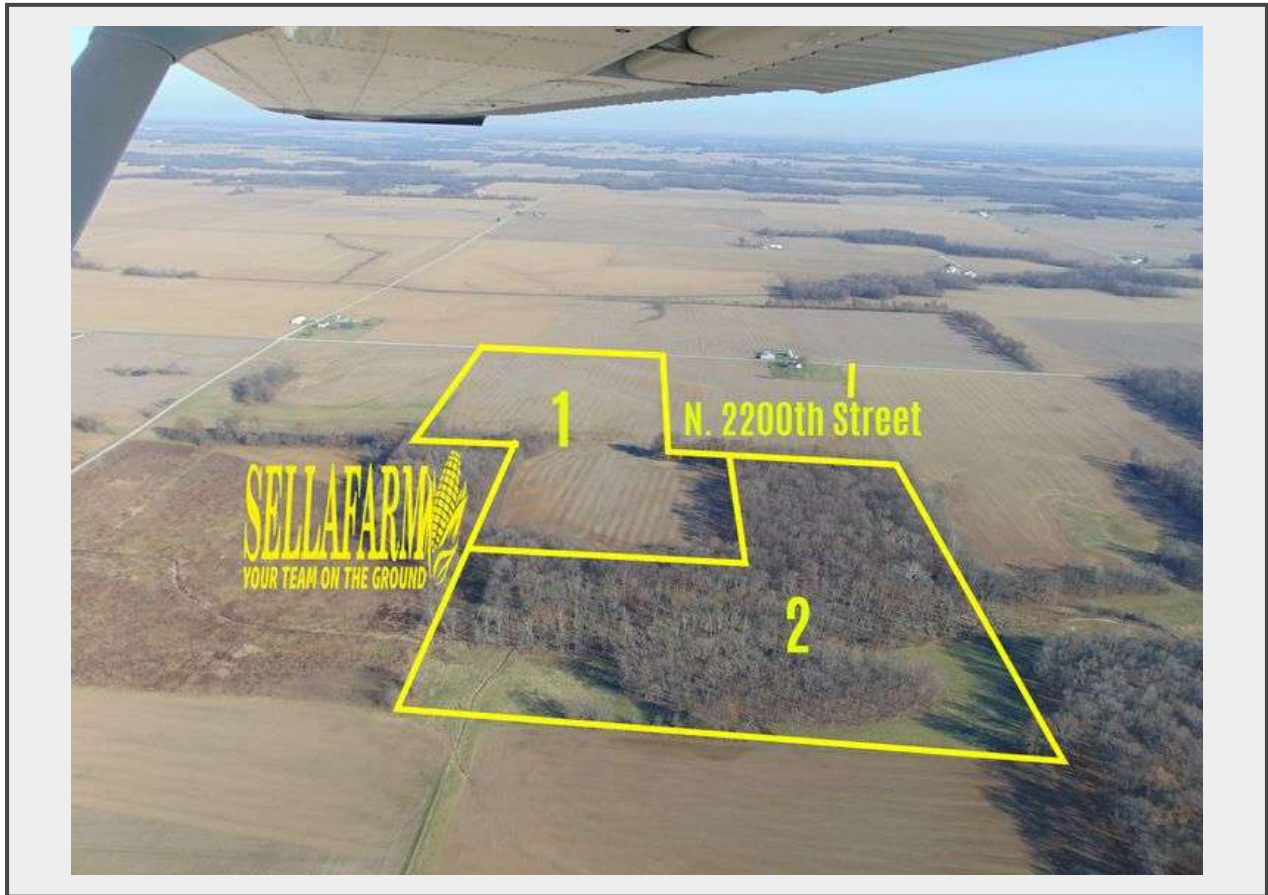


Sale Name: Janice Purcell & Debra Bruner

LOT Tract 1 - Tract 1 - 39.35+/- Acres, 37.5+/- Tillable



Description

Tract 1 – 39.35+/- Acres, 37.5+/- Acres Tillable

Latitude: 39.095978 **Longitude:** -87.961539

Brief Legal: Part of Section 34, Grandville Township, Jasper Co., IL. T8N-R14W.

Access: Direct Access, Full Frontage Access to N. 2200th Street on East.

Soils: 131B Alvin Fine Sandy Loam, 2-5% slope, 17.60 Ac., 44.7%; 131C2 Anvin Fine Sandy Loam, 5-10% slope, 7.33 Ac., 18.6%; 131D2 Alvin Fine Sandy Loam, 10-18% slope, 5.82 Ac., 14.8%; 178A Ruark Fine Sandy Loam, 0-2 % slope, 5.54 Ac., 14.1%; 184A Roby Fine Sandy Loam, 0-2% slope, 3.06 Ac., 7.8%; **Weighted Productivity Index: 105.5.**

FSA Classification: NHEL

R.E. Estimated Taxes (Entire Farm): Jasper County Assessor Parcel Index Number(s): 33-05-34-100-005 (\$191.88), 33-05-34-100-006 (\$577.12), -and- 33-05-34-100-007 (\$372.60), for an estimated total of \$1,141.60 -or- \$17.56 per acre. If sold separate, County to divide accordingly. 2024 taxes, due & payable 2025 to be paid by SELLA FARM 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.

Quantity: 1



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