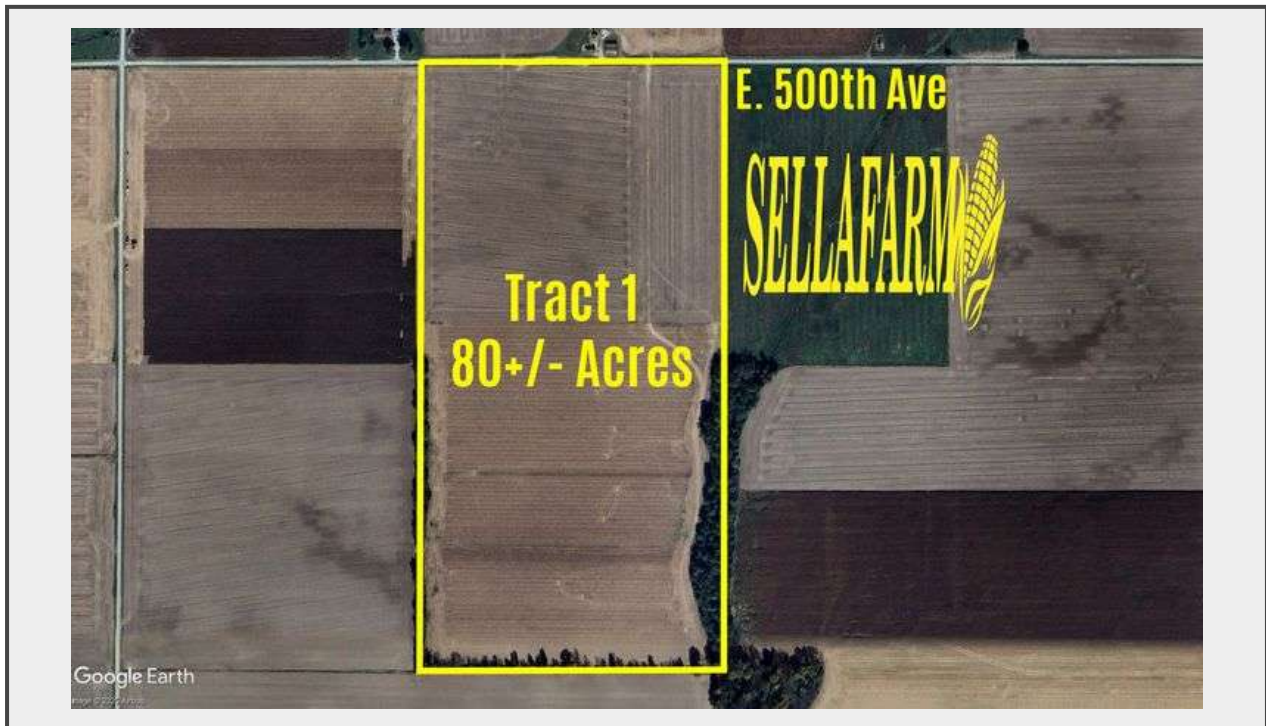


Sale Name: Jasper Co., IL 161+/- Fahrenbacher & Thormahlen Trust - Seller

LOT Tract 1 - Tract 1 - 80+/- Acres, 78.52+/- Tillable



Description

Tract 1 – 80+/- Acres, 78.52 0+/- Acres Tillable, (98.15% Tillable)

Located 1 Mile East of Bogota on E. 500th Ave

Latitude: 38.917428 **Longitude:** -88.218799

Brief Legal: E1/2 NW1/4 Section 33, Smallwood Township, Jasper County, IL. T6N-R9E.

Access: Direct, Full Frontage Access to E. 500th Ave on North.

Real Estate Taxes (Estimated): Jasper County Assessor Parcel Index Number: 78-12-33-100-002. Total Estimated Tax of \$2,185.72 -or- \$27.32 per acre. 2025 taxes, due & payable 2026 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.

Soils: 2A Cisne Silt Loam, 0-2% Slope, 32.83 Acres, 40.6%; 3A Hoyleton Silt Loam, 0-2% slope, 25.84 Acres, 31.9%; 912A Hoyleton-Darmstadt Silt Loam, 0-2% slope, 16.22 Acres, 20%; 13B2 Bluford Silt Loam, 2-5% slope, 4.88 Acres, 6%; 581B2 Tamalco Silt Loam, 2-5% slope, 1.18 Acres, 1.5%;

Weighted Productivity Index: 106.2.

FSA Classification: Classification will be Added once the Government Shutdown is Lifted.

Topography: This field features near level topography and provides an excellent opportunity to increase the percentage tillable to a full 100!

Quantity: 1



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