

Sale Name: Cassil, Cupp & Ridgley Heirs - Seller

LOT 4 - Tract 4 - 40.10+/- Acres, Near 100% Tillable



Description

Tract 4 – 40.10 +/- Acres, 40 +/- Acres Tillable

Latitude: 38.739985 **Longitude:** -87.808548

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

Brief Legal: SE ¼ NW ¼, Section 36, Christy Township, Lawrence Co, IL T4N-R13W

Access: Full Frontage to Co. Rd. 550E (4H Road) on East.

Soils: 14B Ava Silt Loam, 2-5% slope, 15.56 Ac., 39.5%; 14C2 Ava Silt Loam, 5-10% slope, 10.59 Ac., 26.9% ; 14D3 Ava Silty Clay Loam, 7-12% slope, severely eroded, 7.15 Ac., 18.2%; 13B Bluford Silt Loam, 2-5% slope, 6.09 Ac., 15.5%; **Weighted Productivity Index: 92.2. HEL 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 under the “Photo Gallery” tab, view anytime.

R.E. Estimated Taxes: Lawrence County Assessor Parcel Index Numbers 04-000-671-00 (38.65 Ac.,) Total Estimated Tax of \$317.80 for 80 Acres. (\$8.22 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. See www.sellafarm.com for tax bills.

Quantity: 1



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