

Sale Name: Cassil, Cupp & Ridgley Heirs - Seller

LOT 6 - Tract 6 - 83.75+/- Acres, 83.75+/- Tillable



Description

Tract 6 – 83.75 +/- Acres, 83.75 +/- Tillable, Terraced & Tiled

Latitude: 38.748361 **Longitude:** -87.799574

Location: From Tracts 1, 2, 3, 4, & 5: Continue North on Co. Rd. 550E (4H Road), .25 mile to Co. Rd. 1200N (Red Hills Lane), Head East .25 mile to land location

Brief Legal: Tillable Acres of the E 5/8 SE ¼, Section 25, Petty Township, Lawrence Co., IL T4N-R13W.

Access: Full Frontage to Co. Rd. 600E (Applegate) on East **-and-** Full Frontage to Co. Rd. 1200N (Red Hills Lane) on South.

Soils: 14B Ava Silt Loam, 2-5% slopes, 24.28 Ac., 29.7%; 8382A Belknap Silt Loam, 0-2% slopes, 18.96 Ac., 23.2%; 14D3 Ava Silty Clay Loam, 7-10% slopes, 16.34 Ac., 20%; 14C2 Ava Silt Loam, 5-10% slopes, 13.97 Ac., 17.1%; 929D3 Hickory-Ava Complex, 7-12% slopes, 6.75 Ac., 8.2%; 13B Bluford Silt Loam, 2-5% slopes, 1.57 Ac., 1.9%; **Weighted Productivity Index: 94.5. NHEL & HEL Classifications.**

FSA Info: Farm No. 1547, Tract No. 1196, Corn Base Ac. 48.87, PLC yield 130; Soybean Base Ac. 48.87, PLC Yield 43; Total Base Ac. 97.74. 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 08-000-779-00 (100 Ac.), Total Estimated Tax of \$798.58 for Entire 100 Acres. (\$7.98 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. County/courthouse to divide accordingly separating tillable from wooded. See www.sellafarm.com for tax bills.

Quantity: 1



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