

Sale Name: 40-Acre Fayette County, IL Farmland Online Auction

LOT 2 - Unimproved 38.13 +/- Acre Farmland Tract (Sells by the Tract)



Description

- 30.50 +/- Tillable Acres
- Predominant Soil Type: Bluford Silt Loam Soil
- 10 yr. crop data (see photos)
- Parcel# 15-17-21-300-005
- Section 21 T5N R1W in Fayette County, IL
- Access from E. 800 Avenue includes 30-foot access along SE corner of property.

- 2025 Tenant Rights
- Buyer receives sellers' 2024 crop share-(1/3 net share)
- Real Estate Taxes \$549.00 (2022 payable 2023)
- Seller pays 100% real estate taxes (2023 payable 2024)
- Buyer pays 100% real estate taxes (2024 payable 2025)
- \$10,000 Required Down Payment
- Seller: Brandi Dunn

Quantity: 1



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