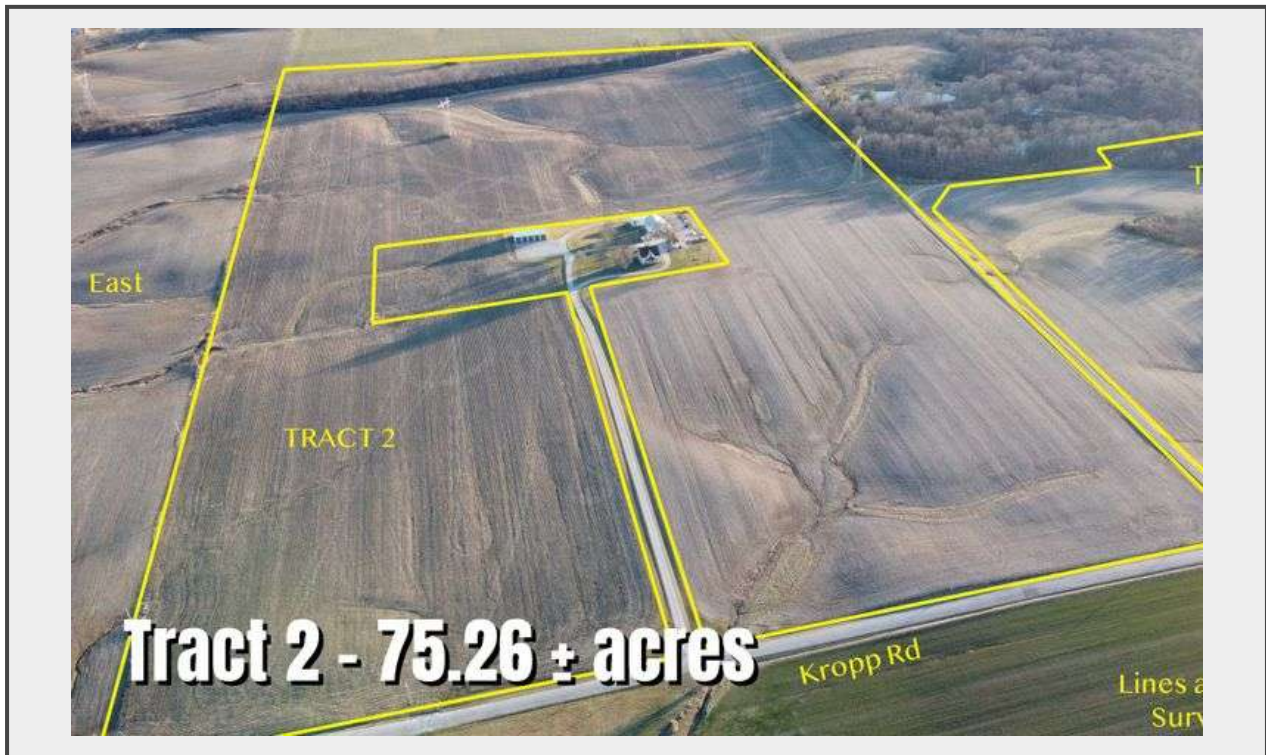


**Sale Name:** Absolute Land Auction: 94 ± Acres in St. Clair County

**LOT 2 - Tract 2 - 74.14 ± acres**



### Description

#### Tract 2 Updated to 74.14 Acres!

**Tract 2 - (75.26) Adjusted to 74.14 ± acres:** 70 ± tillable acres. Farm has some tiling. Waterways and field boundaries are well established. P.I. is 96.4. Road frontage on Kropp Road. Millstadt water is available. The acreage wraps around the farmstead. Tract is made of two parcel numbers.

- **Parcel:** 12-08.0-300-010
- **Acreage:** 72.77 ± acres
- **Taxes:** 2021 taxes - \$1161.30
  
- **Parcel:** 12-08.0-300-002
- **Acres:** 2.49 ± acres
- **Taxes:** 2021 taxes - \$0

**Fertilizer Fee:** Buyer(s) will pay \$7,373.49 in total for fertilizer that has been applied, divided per tract by tillable acreage. Tract 2 will amount to \$5,923.04.

**Quantity:** 1



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