

ONLINE ONLY REAL ESTATE AUCTION

8623 BRIAN DAVID, LANE, TROY, IL 62294

VIEWING: SUNDAY, AUGUST 18TH ~ 2:30-4:30PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, AUGUST 21ST, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

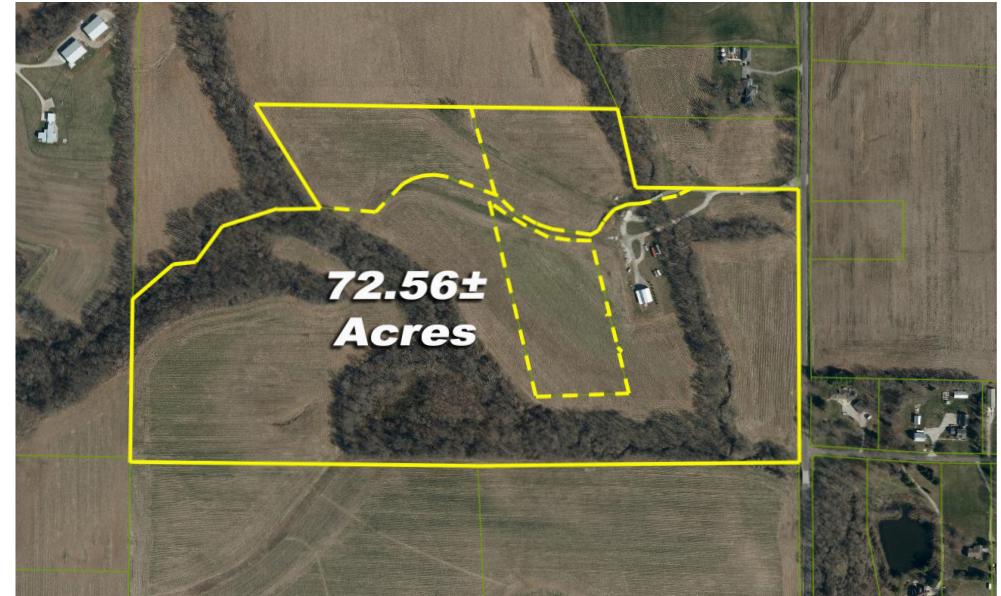
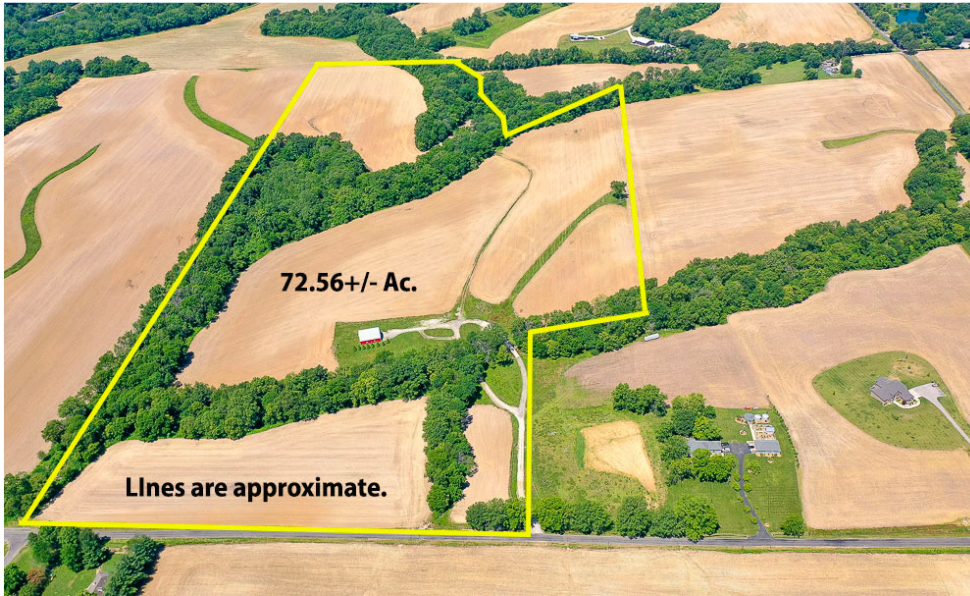
Lines are approximate.

4 PARCELS SELLING AS ONE!
72.56+/- AC W/ POLE BARN
PUBLIC UTILITIES AVAILABLE!

72.56+/- Ac.



GENERAL INFORMATION & AUCTION TERMS



72.56+/- AC

TOTAL LOT SIZE

A - AGRICULTURAL

ZONING

\$2,562

TOTAL '23 TAXES

Great opportunity to own these four combined parcels with a total of 72.56+/- acres directly off Blackjack Road in Troy, IL! The property is zoned A- Agriculture and is within the Madison County Zoning Jurisdiction. The zoning would allow for residential purposes but would need to be approved by Madison County. The property has public water and electricity available that could be installed by the new owner. In addition, a septic system and propane tank could also be installed by the new owner. The property has combined use with tillable farmland and woodlands as well as a pole barn with attached lean-to for additional storage space. Do not miss this property's potential to extend a farming operation or build your dream home!

PARCEL NUMBERS

P.I.N	Size	Amount
09-2-22-22-00-000-012	7.06± Ac.	\$166
09-2-22-22-00-000-013	6.75± Ac.	\$168
09-2-22-22-00-000-014	7± Ac.	\$189
09-2-22-22-00-000-015	51.75± Ac.	\$2,039

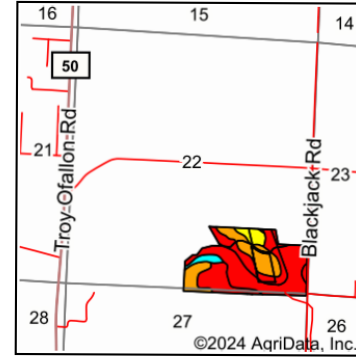
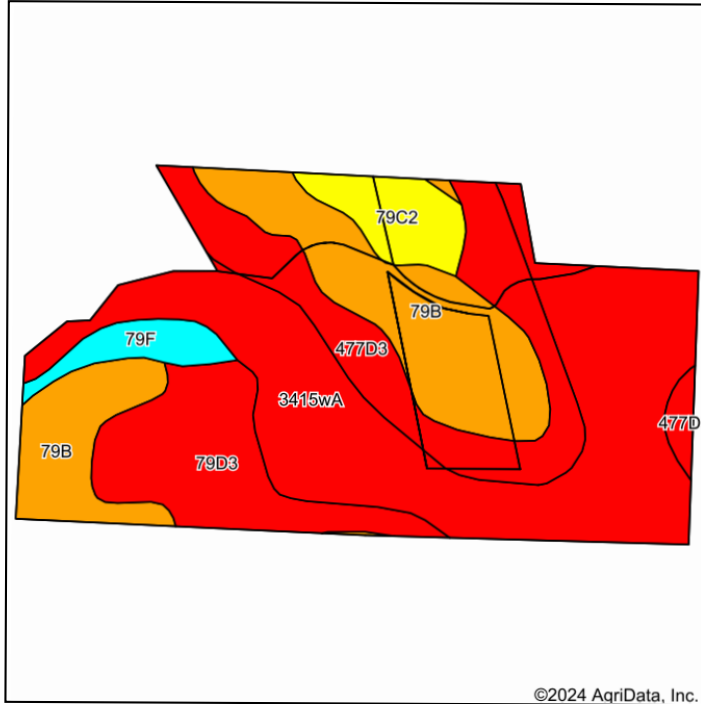
Terms: \$25,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



Soils Map



State: **Illinois**
 County: **Madison**
 Location: **22-3N-7W**
 Township: **Jarvis**
 Acres: **75.94**
 Date: **7/16/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL119, Soil Area Version: 18													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**3415wA	Orion silt loam, warm mesic, 0 to 2 percent slopes, frequently flooded	28.84	38.0%		FAV	**126	**40	**46	**62	0	**3.50	**92	75
**79B	Menfro silt loam, 2 to 5 percent slopes	17.96	23.7%		FAV	**162	**50	**62	0	**120	**4.80	**118	76
**477D3	Winfield silty clay loam, 10 to 18 percent slopes, severely eroded	12.87	16.9%		FAV	**126	**40	**49	0	**96	**4.00	**93	48
**79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	10.01	13.2%		FAV	**130	**40	**50	0	**96	**3.90	**95	1

Maps Provided By:



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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**79C2	Menfro silt loam, 5 to 10 percent slopes, eroded	3.80	5.0%		FAV	**153	**47	**59	0	**113	**4.60	**112	1
**79F	Menfro silt loam, 18 to 35 percent slopes	2.46	3.2%		FAV	**119	**37	**45	0	**88	**3.50	**86	17
Weighted Average						136.2	42.6	51.4	23.5	65.8	4	99.5	*n 55.3

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

****** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"