

ONLINE ONLY FARMLAND AUCTION

for the Leonard & Anni Schaefer Trusts

10.08± Acres, Old Park Avenue, Mulberry Grove, IL 62262



618-234-8751

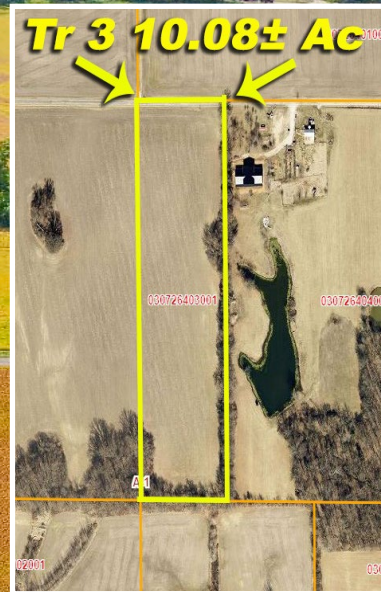
Adam Jokisch
Mobile (618) 530-8751

PROPERTY VIEWING: 4-6PM ~ WED., OCTOBER 9th
BIDDING CLOSES: 1PM ~ TUESDAY, OCTOBER 22, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

**GREAT
HOME SITE
LOCATIONS**

**Tr 3:
10.08± Ac**



GENERAL INFORMATION & AUCTION TERMS



10.08± AC

TOTAL LOT SIZE

A-1, AGRUCULTURAL

ZONING

8± AC

TILLABLE LAND

These 10.08± acres of mostly tillable ground in Mulberry Grove, IL offer anyone the perfect opportunity to build the home of their dreams and start a small hobby farm with plenty of room for horses and livestock! The property is mostly level to slightly rolling with some woodlands and 8± acres of tillable land. The property is zoned A-1 Agriculture and lies within the Bond County zoning jurisdiction. Any other use not allowed under the current zoning ordinance would need approval from Bond County. Property is being sold subject to current tenant farmer lease ending February 28, 2026. Located directly off Old Park Grove Avenue, in the Township of Mulberry Grove! Additional tracts and their applicable acreage amounts are also available to purchase separately are as follows: Tract #1 ~ 160.71± Acres; Tract #2 ~ 40.27± Acres; Tract #4 ~ 160.43± Acres; Tract #5 ~ 40.02± Acres; Tract #6 ~ 39.98± Acres; Tract #7 ~ 79.85± Acres

PARCEL NUMBERS

P.I.N	Year	Amount	Address
03-07-26-403-001	2023	\$201	XXXX Old Park Avenue

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

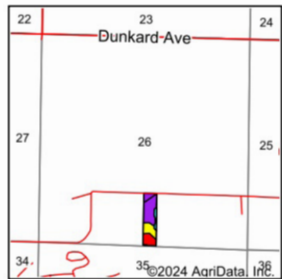
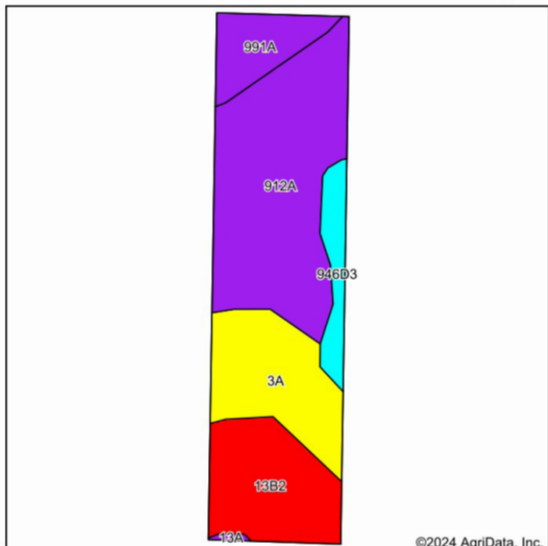
Any announcement made day of sale takes precedence over any printed material

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: Bond
 Location: 26-6N-2W
 Township: Mulberry Grove
 Acres: 10.09
 Date: 9/6/2024



Soils data provided by USDA and NRCS.

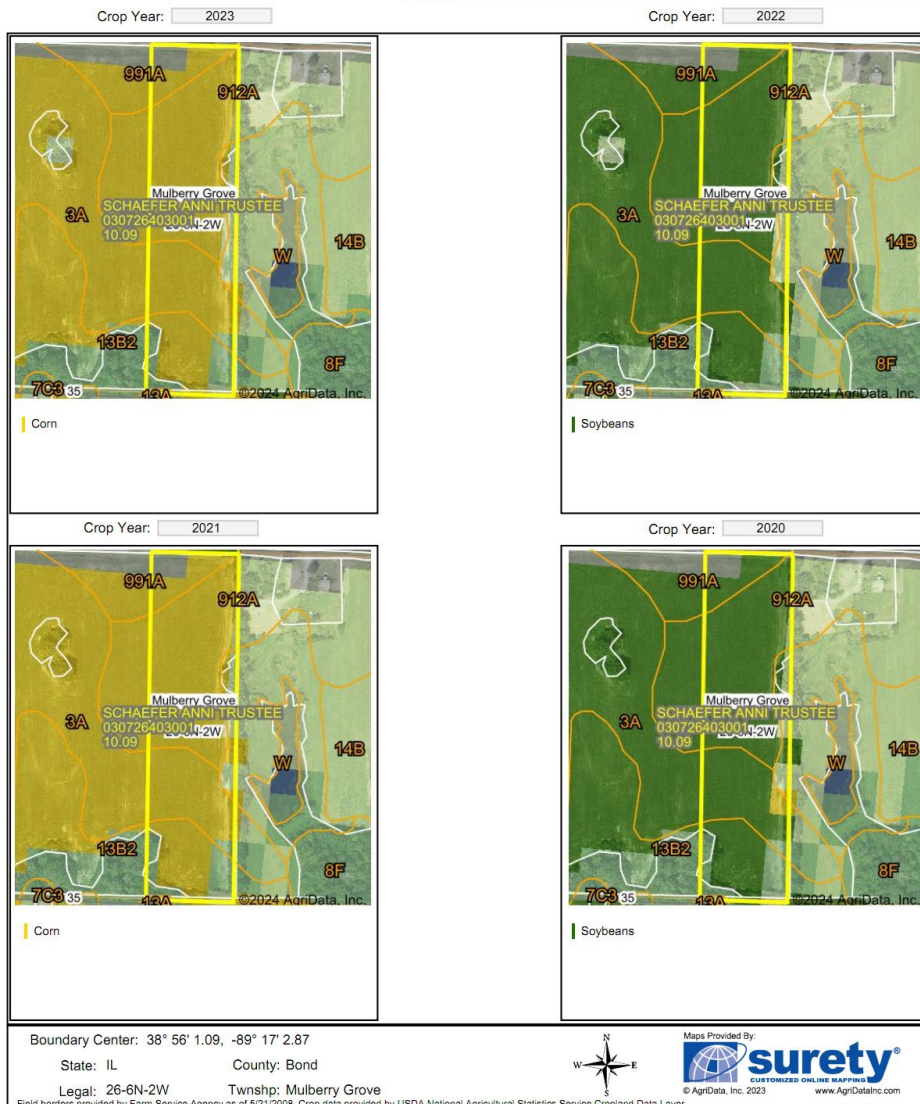
Area Symbol: IL005, Soil Area Version: 19

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
912A	Hoyleton-Darmsstadt silt loams, 0 to 2 percent slopes	4.48	44.5%	[Purple]	FAV	132	45	51	0	107	4.50	101	67
3A	Hoyleton silt loam, 0 to 2 percent slopes	2.03	20.1%	[Yellow]	FAV	146	46	58	0	114	4.60	108	64
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	2.02	20.0%	[Red]	FAV	**129	**42	**52	0	**105	**3.20	**96	45
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	0.93	9.2%	[Purple]	FAV	129	45	51	0	104	4.50	99	59
**946D3	Hickory-Atlas complex, 10 to 15 percent slopes, severely eroded	0.63	6.2%	[Cyan]	FAV	**89	**31	**36	**41	0	**1.50	**68	42
Weighted Average						131.3	43.7	51.7	2.6	101.1	4.1	99.2	*n 59.7

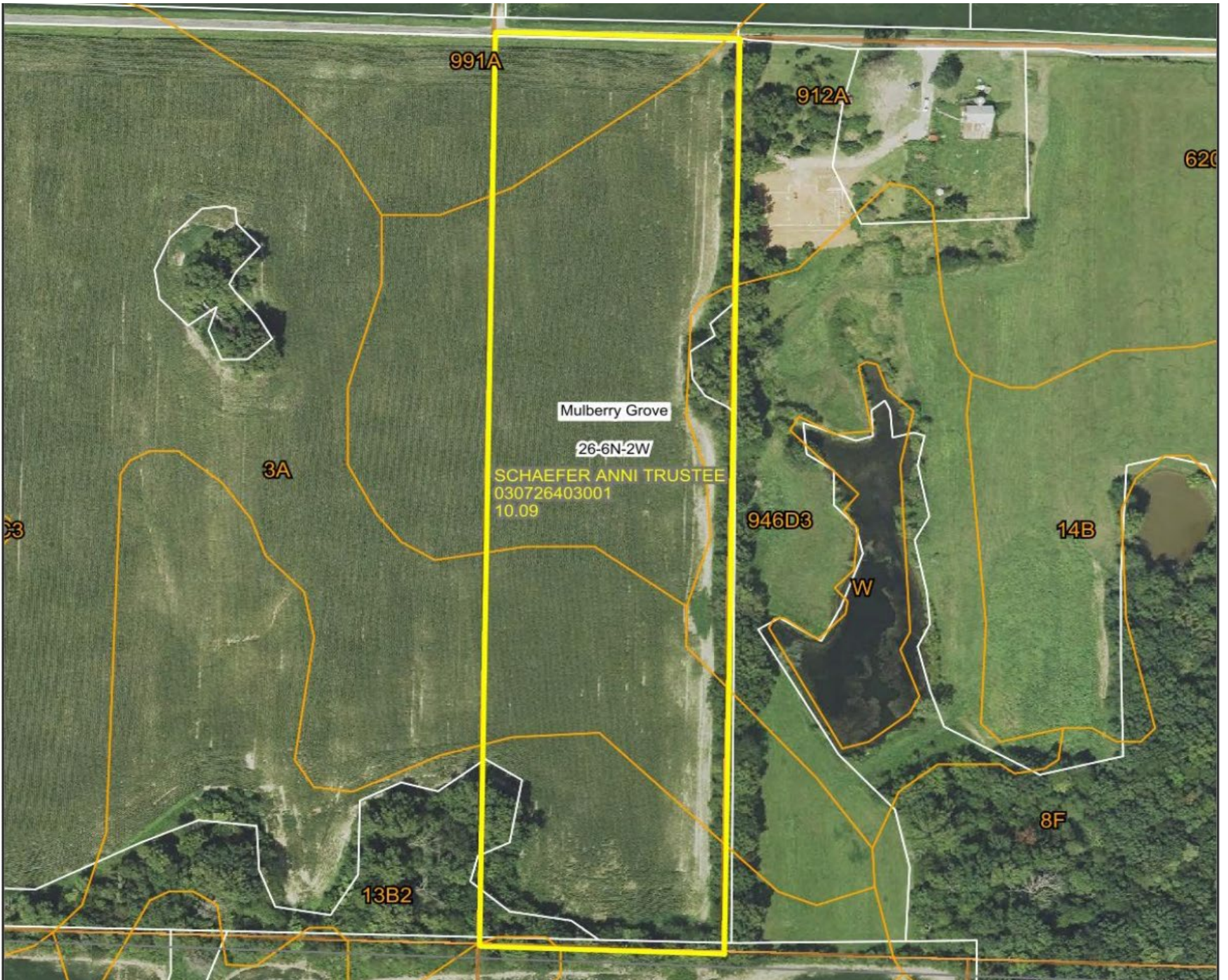
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

4 Year Crop History

Owner/Operator: _____ Date: 9/6/2024
 Address: _____ Farm Name: _____
 Address: _____ Field ID: _____
 Phone: _____ Acct. #: _____



Field borders provided by Farm Service Agency as of 5/21/2023. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



991A

912A

620

Mulberry Grove

26-6N-2W

SCHAEFER ANNI TRUSTEE
030726403001
10.09

3A

3

946D3

W

14B

13B2

8F