

# ONLINE ONLY FARMLAND AUCTION

*for the Leonard & Anni Schaefer Trusts*

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



618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

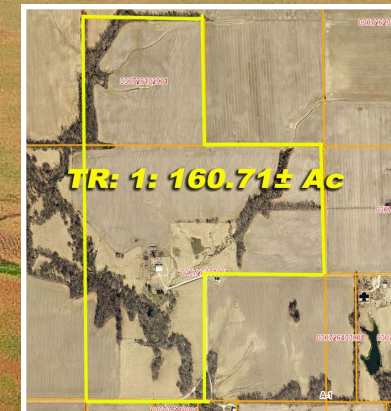
**PROPERTY VIEWING: 4-6PM ~ WED., OCTOBER 9th**  
**BIDDING CLOSES: 1PM ~ TUESDAY, OCTOBER 22, 2024**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

# Tr 1: 160.71± Ac

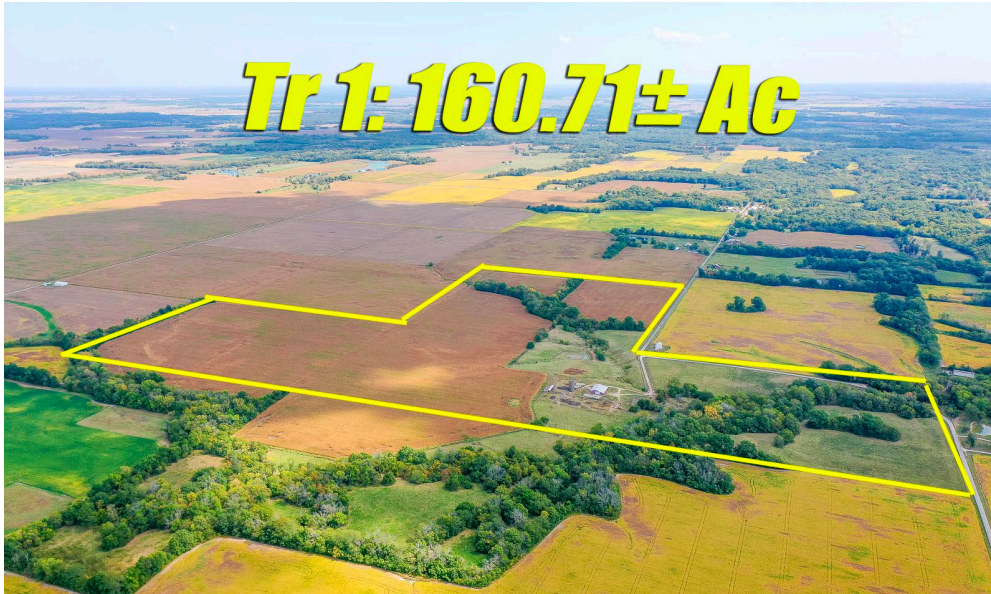
**2 PARCELS  
SELLING AS ONE!**

**61± TILLABLE  
ACRES**





# GENERAL INFORMATION & AUCTION TERMS



**160.71± AC**

TOTAL LOT SIZE

**A-1, AGRUCULTURAL**

ZONING

**61± AC**

TILLABLE LAND

Start or expand a current farming operation with these 160.71± acres of mostly tillable ground in Mulberry Grove, IL! The mostly level to slightly rolling property has a working cattle operation as well as offering a good mixture of woodlands and 61± tillable acres. The property also features a 76' x 60' pole barn, an 80' x 22' pole barn and a small cow pond. 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. The property is located directly off Old Park Avenue in the Township of Mulberry Grove! The remaining 6 tracts available for purchase are as follows: Tract #2 ~ 40.27± Acres; Tract #3 ~ 10.08± Acres; Tract #4 ~ 160.43± Acres; Tract #5 ~ 40.02± Acres; Tract #6 ~ 39.98± Acres; Tract #7 ~ 79.85± Acres. Property taxes will be re-assessed with new owner after split. \*Seller will pay taxes till the end of the year due to split after survey.

## PARCEL NUMBERS

P.I.N	Year	Amount	Address
Part 03-07-26-301-001	2023	\$3,363*	XXXX Old Park Avenue
03-07-26-102-001	2023	\$784*	Off of 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

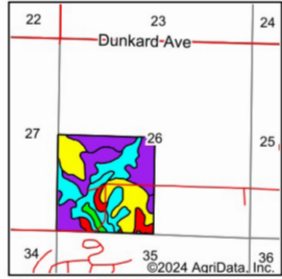
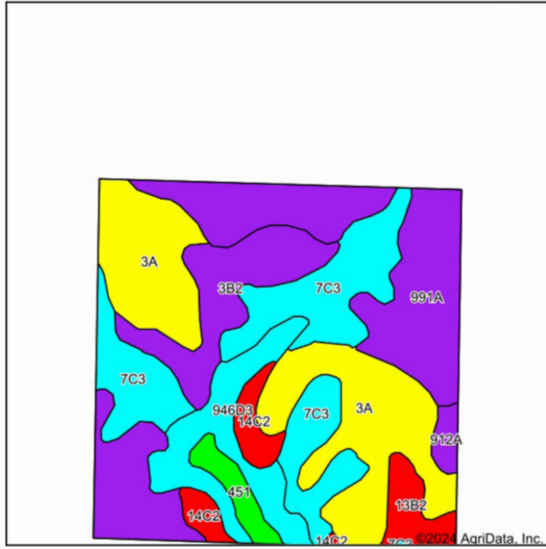
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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: 161.12  
 Date: 8/13/2024



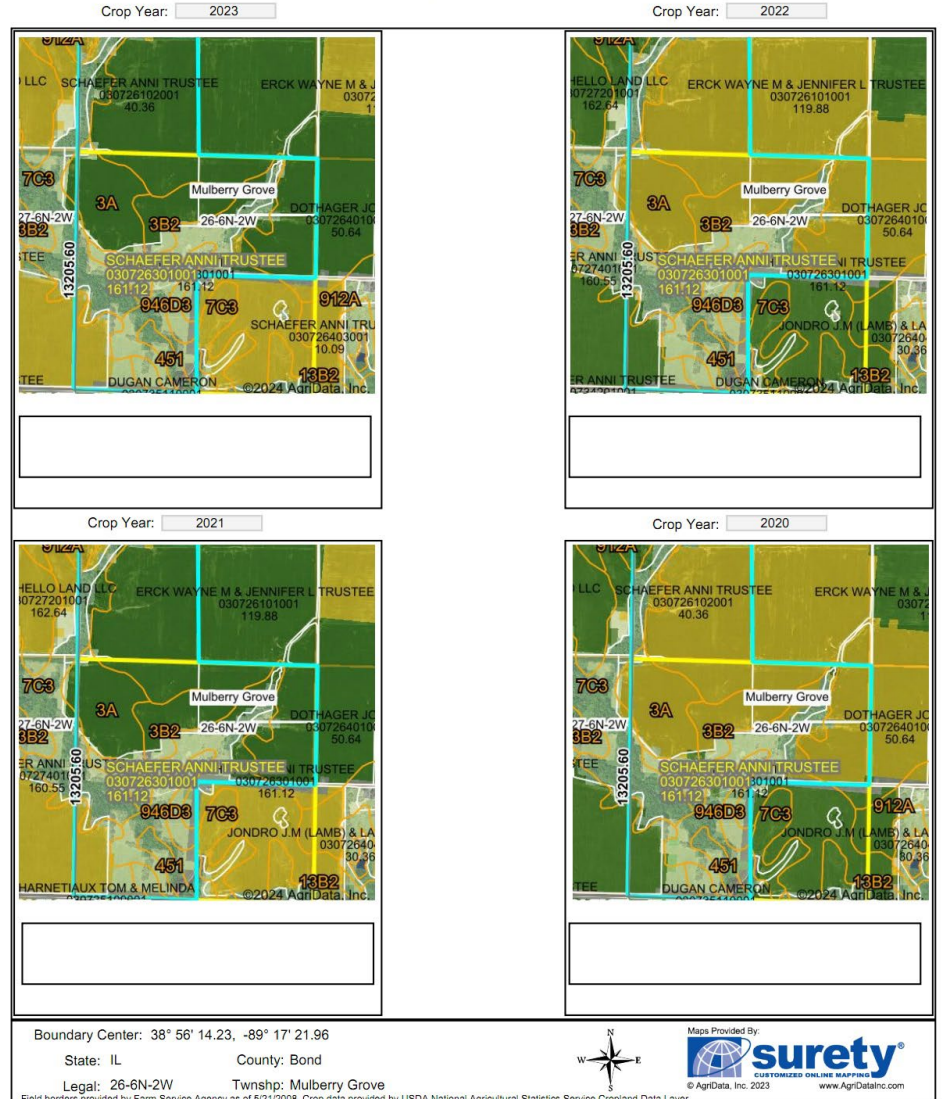
Soils data provided by USDA and NRCS.

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 Bu/A c	Grass-legume hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
991A	Clane-Huey silt loams, 0 to 2 percent slopes	41.87	25.9%		FAV	129	45	51	0	104	4.50		59
3A	Hoyleton silt loam, 0 to 2 percent slopes	40.20	25.0%		FAV	146	46	58	0	114	4.60		64
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	32.90	20.4%		UNF	**86	**30	**34	**39	0	**2.60		41
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	15.33	9.5%		FAV	**139	**44	**55	0	**108	**4.40		57
**946D3	Hickory-Atlas complex, 10 to 15 percent slopes, severely eroded	14.40	8.9%		FAV	**89	**31	**36	**41	0	**1.50		42

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

### 4 Year Crop History

Owner/Operator: Schaefer Farm Bond County Date: 8/13/2024  
 Address: Farm Name:  
 Address: Field ID:  
 Phone: Acct. #:



Field borders provided by Farm Service Agency as of 5/21/2019. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



