

# ONLINE ONLY FARMLAND AUCTION

*for the Leonard & Anni Schaefer Trusts*

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



618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

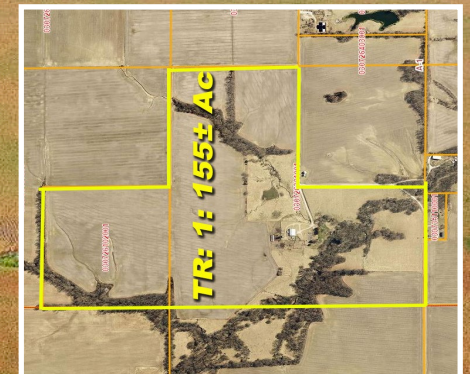
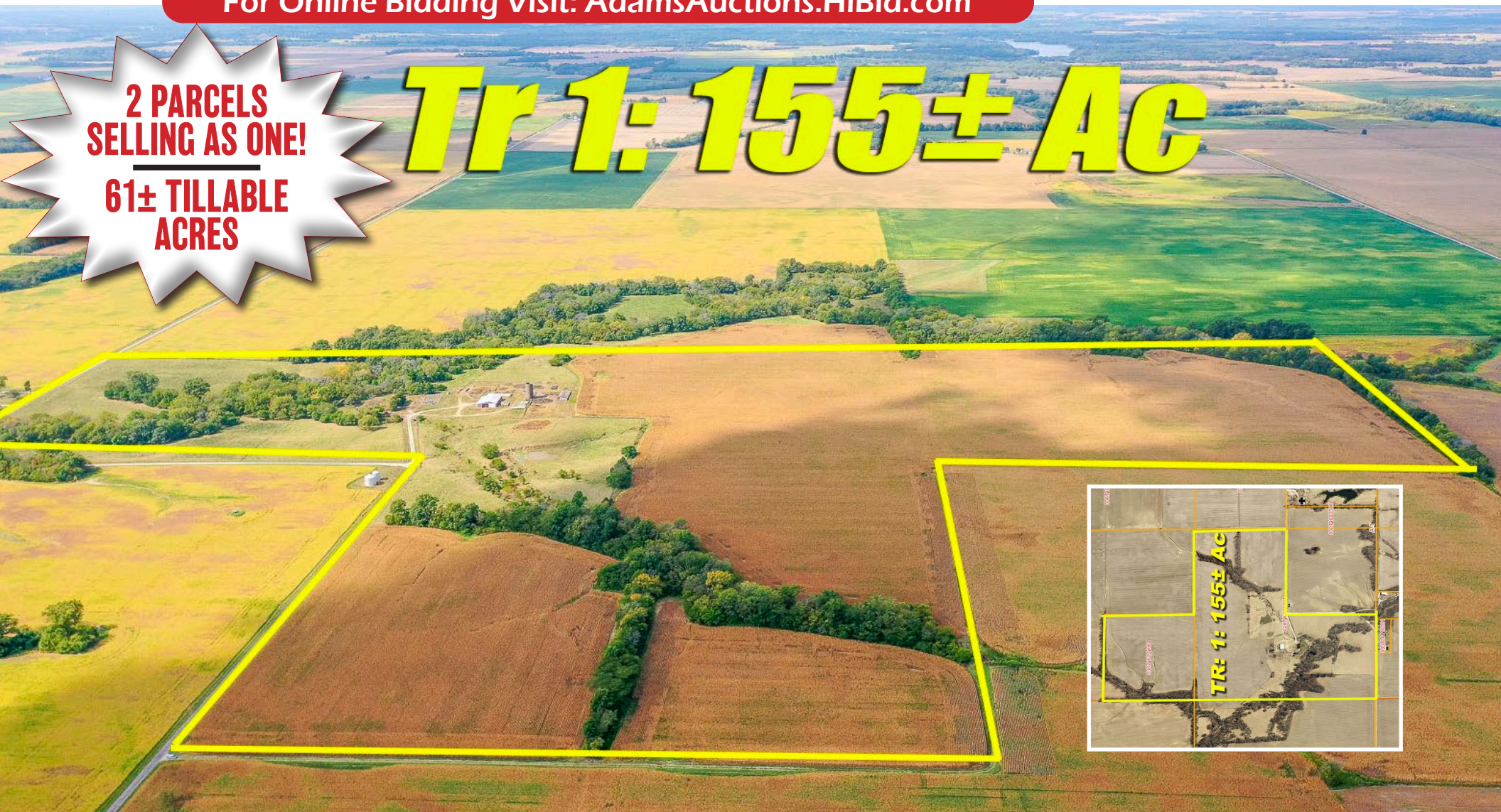
**PROPERTY VIEWING: 4-6PM ~ WED., OCTOBER 9th**  
**BIDDING CLOSES: 1PM ~ TUESDAY, OCTOBER 22, 2024**

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

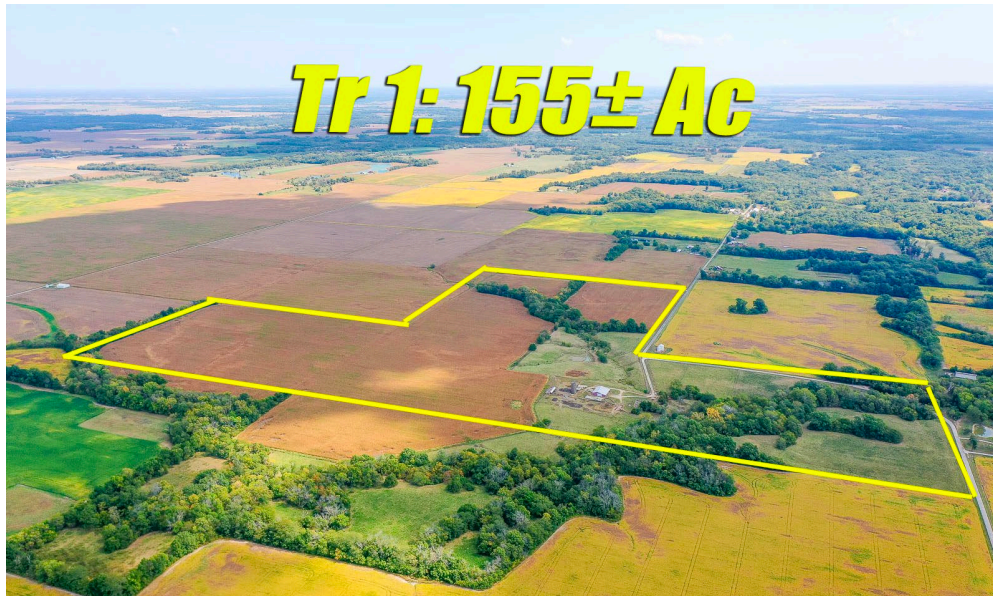
**2 PARCELS  
SELLING AS ONE!**

**61± TILLABLE  
ACRES**

# Tr 1: 155± AC



# GENERAL INFORMATION & AUCTION TERMS



**155± AC**  
TOTAL LOT SIZE

**A-1, AGRUCULTURAL**  
ZONING

**61± AC**  
TILLABLE LAND

Start or expand a current farming operation with these 155± 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 ~ 35± Acres; Tract #3 ~ 10± Acres; Tract #4 ~ 40± Acres; Tract #5 ~ 40± Acres; Tract #6 ~ 40± Acres; Tract #7 ~ 80± 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

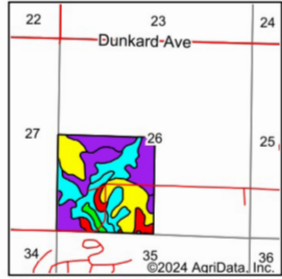
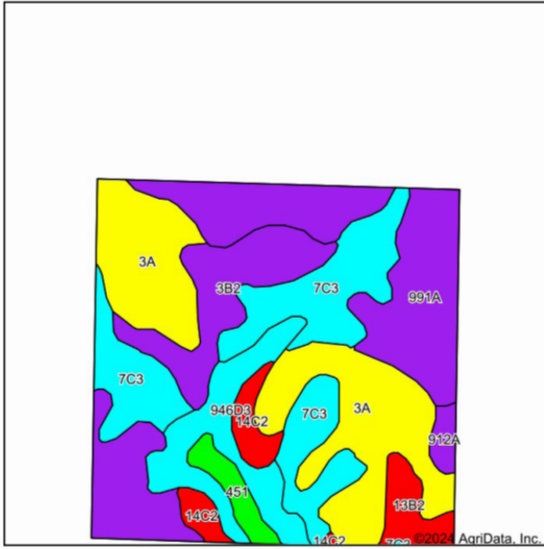
Any announcement made day of sale takes precedence over any printed material

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:  Date:   
 Address:  Farm Name:   
 Address:  Field ID:   
 Phone:  Acct. #:

Crop Year:

Crop Year:

Crop Year:

Crop Year:

Boundary Center: 38° 56' 14.23, -89° 17' 21.96  
 State: IL County: Bond  
 Legal: 26-6N-2W Twnshp: Mulberry Grove

Maps Provided By: **surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2023 www.AgridataInc.com

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



912B2

912B2

912A

912A

912A

ERCK WAYNE M & JENNIFER L TRUSTEES

030726101001  
119.88

ERCK WAYNE MARTIN REV

030726202001  
66.82

MARCHELLO LAND LLC  
030727201001  
162.64

DOTHAGER JOYCE  
030726201001  
84.34

991A

SCHAEFER ANNI TRUSTEE  
030726102001  
40.36

BRASHEAR CHAF

030726203001  
10.29

218A

7C3

Mulberry Grove

27-6N-2W

26-6N-2W

3A

DOTHAGER JOYCE  
030726401001  
50.64

BRASHEAR CHAF

030726409001  
29.93

3B2

3B2

7C3

912A

SCHAEFER ANNI TRUSTEE  
030727401001  
160.55

SCHAEFER ANNI TRUSTEE  
030726301001301001  
161.12 161.12

W

13205.60

W

STEINKAMP CAF  
03072641000  
2.07

14C2

7C3

912A

620B2

946E

3A

JONDRO J.M (LAMB) & LAMB JOHN HOUSTON  
030726404001  
30.36

14C2

13B2

DUGAN CAMERON  
030735110001  
2.58

451

7C3

13A

14C2

MOLLETT NATHAN J & MAF  
030735205001  
16.33

912B2

SCHAEFER ANNI TRUSTEE  
030734201001  
79.26

HARNETIAUX TOM & MELINDA  
030735109001  
34.97

LINTON ELMO  
030735108001  
2.85

JONDRO J.M (LAMB) & LAMB JOHN HOUSTON  
030735202001  
20.25