

# ONLINE ONLY FARMLAND AUCTION

*for the Leonard & Anni Schaefer Trusts*

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



618-234-8751

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Mobile (618) 530-8751

**PROPERTY VIEWING: 4-6PM ~ WED., OCTOBER 9th**

**BIDDING CLOSES: 1PM ~ WEDNESDAY, OCTOBER 22, 2024**

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

**LARGE AREA OF  
WOODED LAND**

**134± TILLABLE  
ACRES**

**Mulberry Grove** →

**Tr 4  
160± Ac**

# GENERAL INFORMATION & AUCTION TERMS



**160± AC**  
TOTAL LOT SIZE

**A-1, AGRUCULTURAL**  
ZONING

**134± AC**  
TILLABLE LAND

Rare opportunity to acquire 160± acres of mostly tillable ground in Mulberry Grove, IL! The property is mostly level to slightly rolling with some woodlands and 134± acres of tillable land. The property is zoned A-1 Agriculture and lies within the Bond County zoning jurisdiction. Build your dream home anywhere on the property as there are numerous homes site possibilities. Any other use not allowed under the current zoning ordinance would need approval from Bond County. Property 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 ~ 155± Acres; Tract #2 ~ 35± Acres; Tract #3 ~ 10± Acres; Tract #5 ~ 40± Acres; Tract #6 ~ 40± Acres; Tract #7 ~ 80± Acres.

## PARCEL NUMBERS

P.I.N	Year	Amount	Address
03-07-27-401-001	2023	\$3,150	XXXX Old Park Avenue

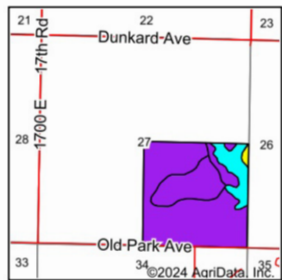
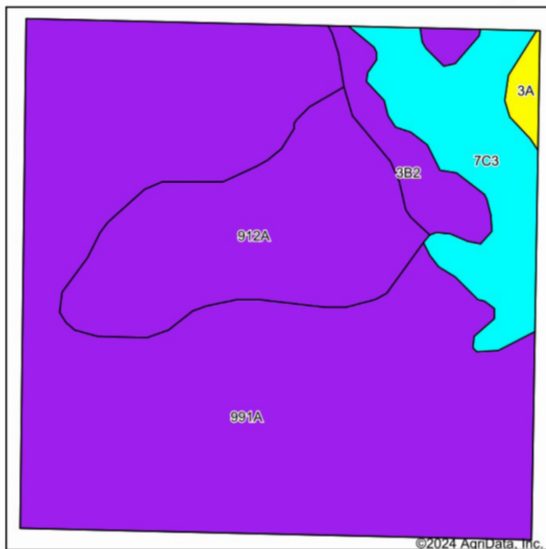
Terms: \$25,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material

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: 27-6N-2W  
 Township: Mulberry Grove  
 Acres: 160.55  
 Date: 7/1/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL005, Soil Area Version: 19

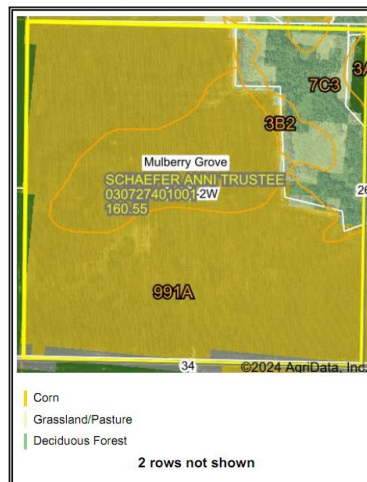
Code	Soil Description	Acres	Percent of field	Ill. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	105.15	65.5%		FAV	129	45	51	0	104	4.50		99
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	30.07	18.7%		FAV	132	45	51	0	107	4.50		101
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	17.52	10.9%		UNF	**86	**30	**34	**39	0	**2.60		**66
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	6.24	3.9%		FAV	**139	**44	**55	0	**108	**4.40		**103
3A	Hoyleton silt loam, 0 to 2 percent slopes	1.57	1.0%		FAV	146	46	58	0	114	4.60		108
<b>Weighted Average</b>						<b>125.4</b>	<b>43.3</b>	<b>49.4</b>	<b>4.3</b>	<b>93.5</b>	<b>4.3</b>		<b>96</b>
													<b>*n 58.5</b>

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: 7/1/2024  
 Address: Farm Name:  
 Address: Field ID:  
 Phone: Acct. #:

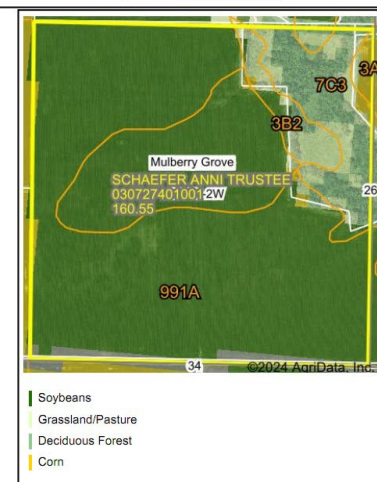
Crop Year: 2023



Legend:  
 Corn  
 Grassland/Pasture  
 Deciduous Forest

2 rows not shown

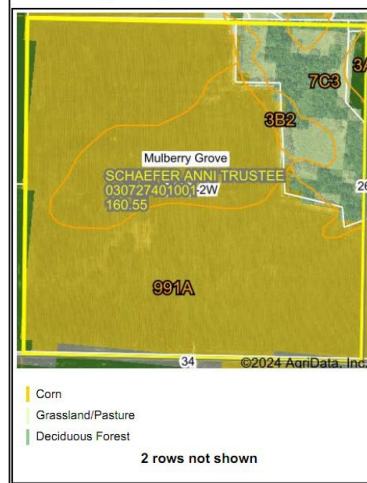
Crop Year: 2022



Legend:  
 Soybeans  
 Grassland/Pasture  
 Deciduous Forest  
 Corn

2 rows not shown

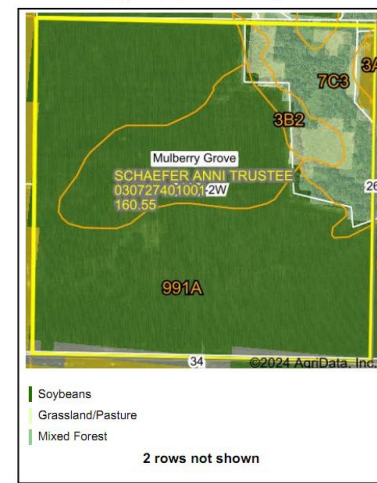
Crop Year: 2021



Legend:  
 Corn  
 Grassland/Pasture  
 Deciduous Forest

2 rows not shown

Crop Year: 2020



Legend:  
 Soybeans  
 Grassland/Pasture  
 Mixed Forest

2 rows not shown

Boundary Center: 38° 56' 7.79, -89° 17' 55.52

State: IL County: Bond

Legal: 27-6N-2W Twnshp: Mulberry Grove

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



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
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Mulberry Grove

27-6N-2W

SCHAEFER ANNI TRUSTEE

030727401001

160.55

991A

3B2

7C3

3A

3B2

26

20A