

ONLINE ONLY FARMLAND AUCTION

196.63± Ac. 6201 State Route 111, Granite City, IL 62040

BIDDING CLOSES: 1PM ~ WEDNESDAY, OCTOBER 23, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

**4 PARCELS
SELLING AS ONE!**
**146.5± TILLABLE
ACRES**

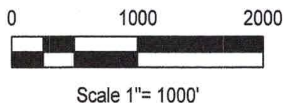
**Tract #1
196.63+/- Ac**

Lines are approximate



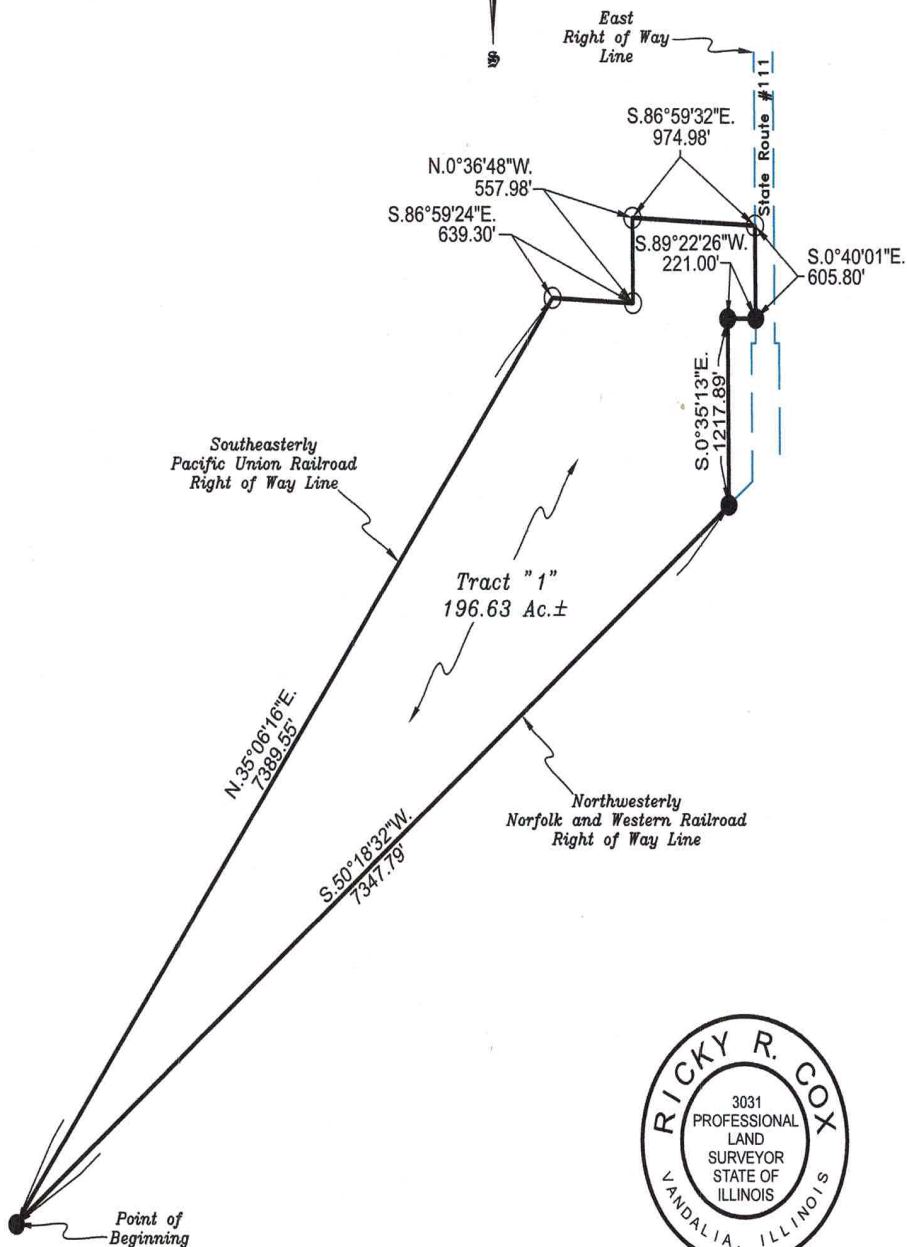


RICKY R. COX
ILLINOIS PROFESSIONAL LAND SURVEYOR
1102 N. 5TH ST.
VANDALIA, IL 62471
(618) 283-2637



Plat of Survey

Part of the West Half of Section 23 and
the Northwest Quarter of Section 26
and Part of Section 27,
Township 4 North, Range 9 West of the
Third Principal Meridian,
Madison County, Illinois



Beginning at an Iron Pin (found) at the intersection of the Northwesterly right of way line of the Norfolk and Western Railroad and the Southeasterly right of way line of the Union Pacific Railroad, Thence N.35°06'18"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the Southeasterly right of way line of the Union Pacific Railroad, a distance of 7389.55 feet to a Mag Spike (set), Thence S.86°59'24"E., a distance of 639.30 feet to an Iron Pin (set), Thence N.0°36'48"W., a distance of 557.98 feet to an Iron Pin (set), Thence S.86°59'32"E., a distance of 974.98 feet to an Iron Pin (set) on the East right of way line of State Route #111, Thence S.0°40'01"E., along the East right of way line of State Route #111, a distance of 605.80 feet to an Iron Pin (found), Thence S.89°22'26"W., a distance of 221.00 feet to an Iron Pin (found), Thence S.0°35'13"E., a distance of 1217.89 feet to an Iron Pin (found) on the Northwesterly right of way line of the Norfolk and Western Railroad, Thence S.50°18'32"W., along the Northwesterly right of way line of the Norfolk and Western Railroad, a distance of 7347.79 feet to the Point of Beginning. The herein described tract contains an area of 196.63 acres more or less.

Subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.

LEGEND

- Iron Pin or Mag Spike (set)
- Iron Pin (found)

Notes:

Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83

Job No. : 2024-09-10 (Schaefer Trust Tract 1 Survey)

Subject to any and all Easements, Restrictions and Right of Ways of Record and/or of existence if any.

Reproduction or use of this plat in any manner is strictly prohibited unless written permission is obtained from Ricky R. Cox Land Surveying, unless this plat is recorded at the proper recording agency, and becomes of public record.

This plat does not guarantee title or ownership. If questions of title or ownership should arise. A title report should be obtained.

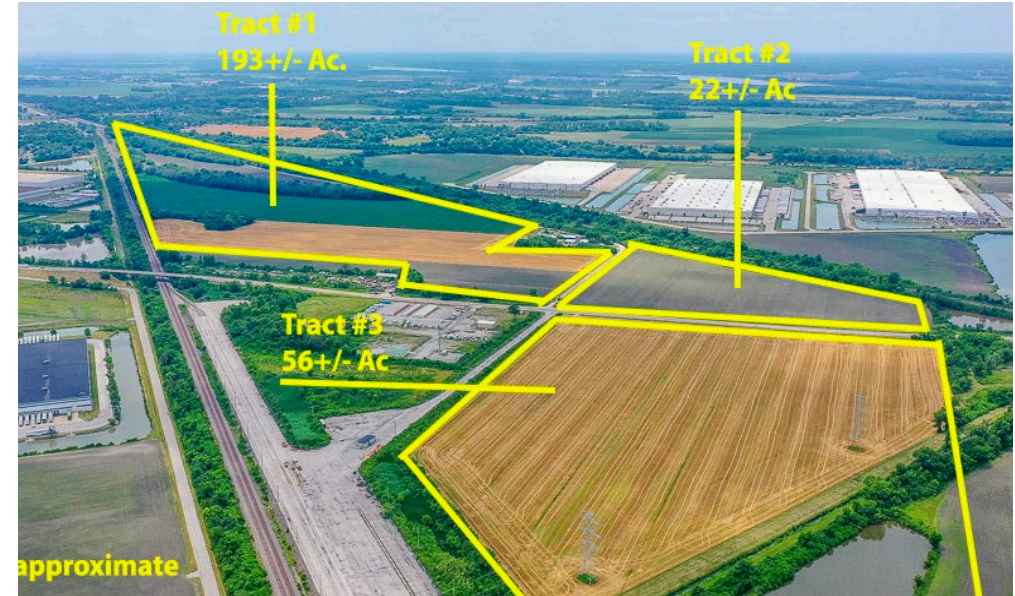
Surveyor's Certificate

I, Ricky R. Cox, an Illinois Professional Land Surveyor Number 035-3031, do hereby certify that this Plat correctly represents a survey performed by me on October 10, 2024, and the results are hereon shown to the best of my knowledge and belief and conform to the current Illinois Minimum Standards for Boundary Surveys.

Ricky R. Cox
Illinois Professional Land Surveyor #035-3031
License Expires: Nov. 30, 2024
Date: October 14, 2024



GENERAL INFORMATION & AUCTION TERMS



196.63±

TOTAL LOT SIZE

M3-HEAVY MANUFACTURING

ZONING

146.5±

TILLABLE LAND

Do not miss your chance to bid on these 196.63± ac. on this income producing farm ground in Granite City, IL! The land is currently being farmed though, farmer's rights have been terminated and the 2025 planting season will be available to the new owner. The property is zoned M3-Heavy-Industrial and is located within the Madison County Zoning Jurisdiction. Any other use of the property would need approval from Madison County. Located directly off Rte. 111! Five parcels selling as one! Additionally, Tract #2 with 22.9± Ac. and Tract #3 with 56.99± Ac. could also be purchased separately. *Seller will pay property tax for the entire 2024 tax year. Property taxes will be re-assessed with new owner and surveyed acreage amount after split.

PARCEL NUMBERS

P.I.N	Year	Amount	Address
Part 18-1-14-23-00-000-007	2023	\$3,415*	6201 State Rte. 111
18-1-14-27-00-000-011	2023	\$1,561*	RR Property Street
18-1-14-26-00-000-001	2023	\$629*	Poag Road
18-1-14-22-00-000-010	2023	\$120*	Old Alton Road
Part 18-1-14-23-00-000-007.002	2023	\$0.00*	6201 State Rte. 111

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

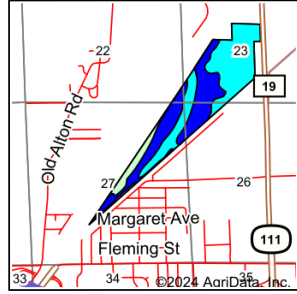
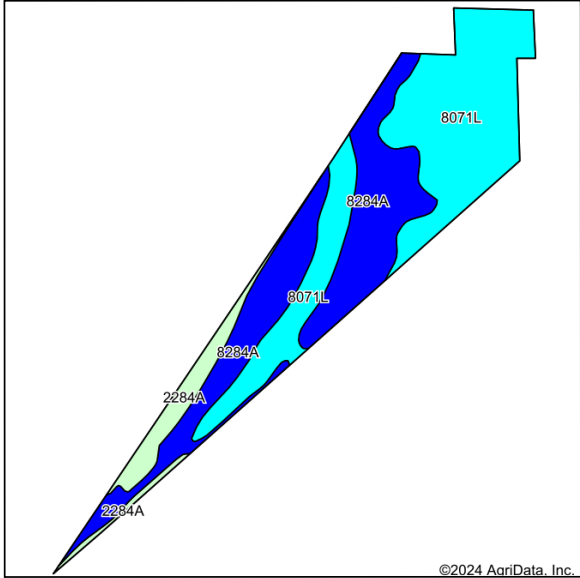
Any announcement made day of sale takes precedence over any printed material

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: **27-4N-9W**
 Township: **Chouteau**
 Acres: **193.28**
 Date: **6/27/2024**



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	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**8071L	Darwin silty clay, 0 to 2 percent slopes, occasionally flooded, long duration	98.39	50.9%		FAV	**104	**35	**42	**50	0	**3.10		**78
**8284A	Tice silty clay loam, 0 to 2 percent slopes, occasionally flooded	78.77	40.8%		FAV	**184	**57	**70	**95	0	**5.60		**134
**2284A	Tice-Fluvents-Urban land complex, 0 to 2 percent slopes, occasionally flooded	16.12	8.3%		FAV	**995	**995	**995	-995	-995	-995.00		**995
Weighted Average						44.9	-41.9	-33.1	-18.8	-83	-79.1	11.3	*n 43.5

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:

9 rows not shown

Crop Year:

9 rows not shown

Crop Year:

8 rows not shown

Crop Year:

10 rows not shown

Boundary Center: 38° 46' 27.67, -90° 4' 39.02
 State: IL County: Madison
 Legal: 27-4N-9W Twshp: Chouteau

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Field borders provided by Farm Service Agency as of 5/21/2018. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

