

# ONLINE ONLY FARMLAND AUCTION

23.23± Acres, 6201 State Route 111, Granite City, IL 62040

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

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

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

**INCOME PRODUCING  
FARM GROUND**

**22± MOSTLY  
TILLABLE ACRES**

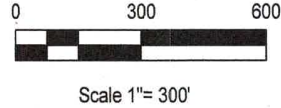
**Tract #2  
22+/- Ac**

**Lines are approximate**





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



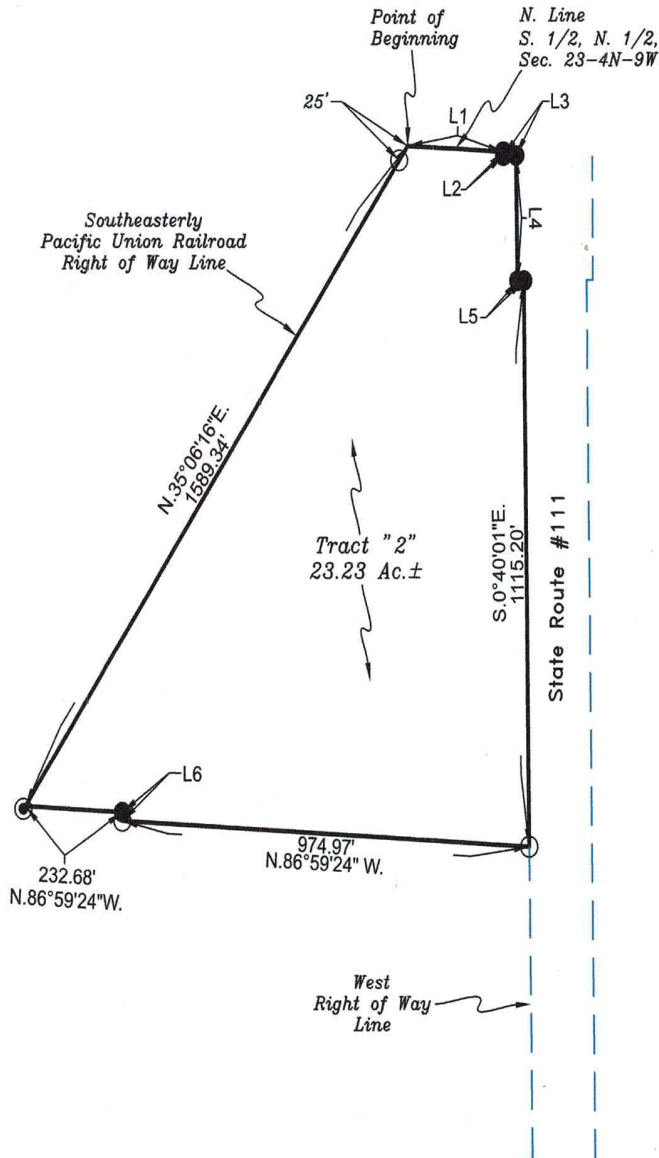
LINE	BEARING	DISTANCE
L1	S.87°07'36"E.	230.46'
L2	S.0°37'34"E.	7.77'
L3	N.89°22'26"E.	30.00'
L4	S.0°55'05"E.	246.78'
L5	N.89°22'26"E.	15.00'
L6	N.0°36'48"W.	17.04'

# Plat of Survey

Part of Section 23,  
Township 4 North, Range 9 West of the  
Third Principal Meridian,  
Madison County, Illinois

Beginning at the intersection of the North line of the South Half of the North Half of said Section 23 and the Easterly right of way line of the Union Pacific Railroad, Thence S.87°07'36"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the South Half of the North Half of said Section 23, a distance of 230.46 feet to an Iron Pin (found) on the West right of way line of State Route #111, the following 5 calls are along said right of way line, Thence S.0°37'34"E., a distance of 7.77 feet to an Iron Pin (found), Thence N.89°22'26"E., a distance of 30.00 feet to an Iron Pin (found), Thence S.0°55'05"E., a distance of 246.78 feet to an Iron Pin (found), Thence N.89°22'26"E., a distance of 15.00 feet to an Iron Pin (found), Thence S.0°40'01"E., a distance of 1115.20 feet to an Iron Pin (set), Thence N.86°59'24"W., a distance of 974.97 feet to an Iron Pin (set), Thence N.0°36'48"W., a distance of 17.04 feet to a Railroad Spike (found), Thence N.86°59'24"W., a distance of 232.68 feet to the Southeasterly right of way line of the Union Pacific Railroad, Thence N.35°06'16"E., along the Southeasterly right of way line of the Union Pacific Railroad, a distance of 1589.34 feet to the Point of Beginning. The herein described tract contains an area of 23.23 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 (set)
- Iron Pin or Railroad Spike (found)
- ⊙ Iron Pipe (found)

### Notes:

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

Job No. : 2024-09-10 (Schaefer Trust Tract 2 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.

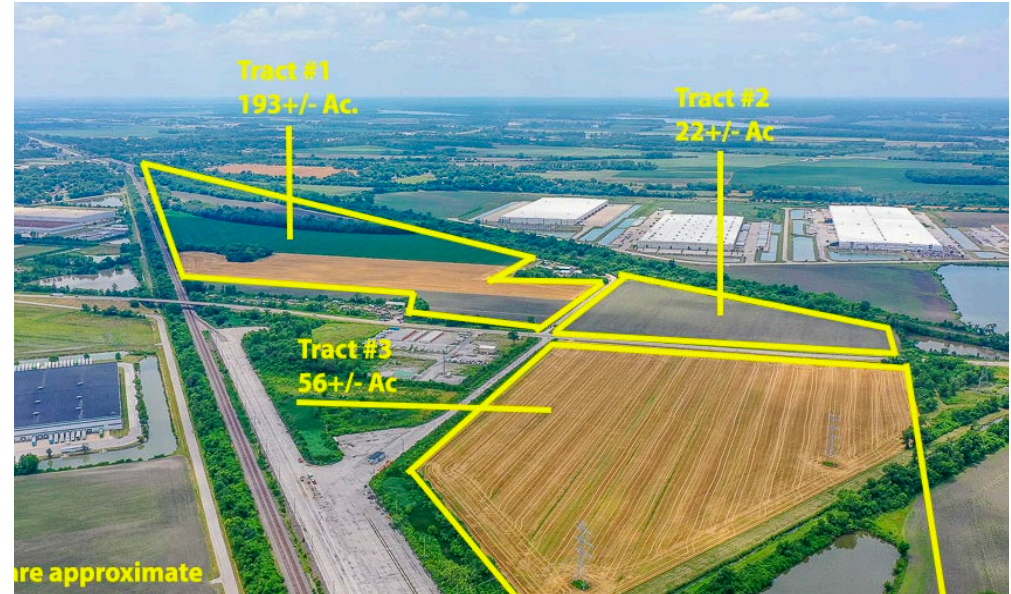
This plat does not guarantee title or ownership. If questions of title or ownership should arise. A title report should be obtained.

### 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



**23.23± AC**  
TOTAL LOT SIZE

**M2-GENERAL MANUFACTURING**  
ZONING

**22±**  
TILLABLE LAND

Do not miss your chance to bid on these 23.23± acres of income producing farm ground in Granite City, IL! The land is currently being farmed however, farmer's rights have been terminated and the 2025 planting season will be available to the new owner. This acreage is currently zoned M-2, General Manufacturing and is located within the Madison County Zoning Jurisdiction with frontage along IL Route 111. Any other use of the property would need approval from Madison County. Additionally, Tract #1 with 196.63± Ac. and Tract #3 with 59.42± 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
18-1-14-23-00-000-007.005	2023	\$72*	6201 State Rte. 111
18-1-14-23-00-000-007.004	2023	\$0.00*	6201 State Rte. 111
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

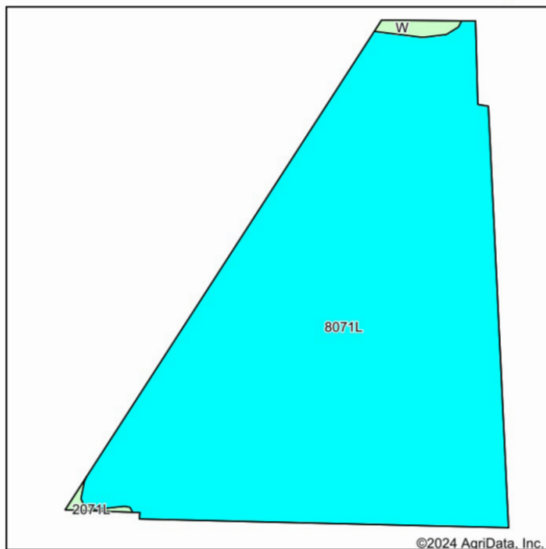
Any announcement made day of sale takes precedence over any printed material

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: **23-4N-9W**  
 Township: **Chouteau**  
 Acres: **23.15**  
 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 b	Sorghum Bu/A c	Grass-legume 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	22.89	98.9%		FAV	**104	**35	**42	**50	0	**3.10	**78	17
W	Water	0.19	0.8%										
**2071L	Darwin-Aquents-Urban land complex, 0 to 2 percent slopes, occasionally flooded, long duration	0.07	0.3%		FAV	**995	**995	**995	-995	-995	-995.00	**995	29
<b>Weighted Average</b>						<b>99.8</b>	<b>31.6</b>	<b>38.5</b>	<b>46.4</b>	<b>-3</b>	<b>0.1</b>	<b>74.1</b>	<b>*n 16.9</b>

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

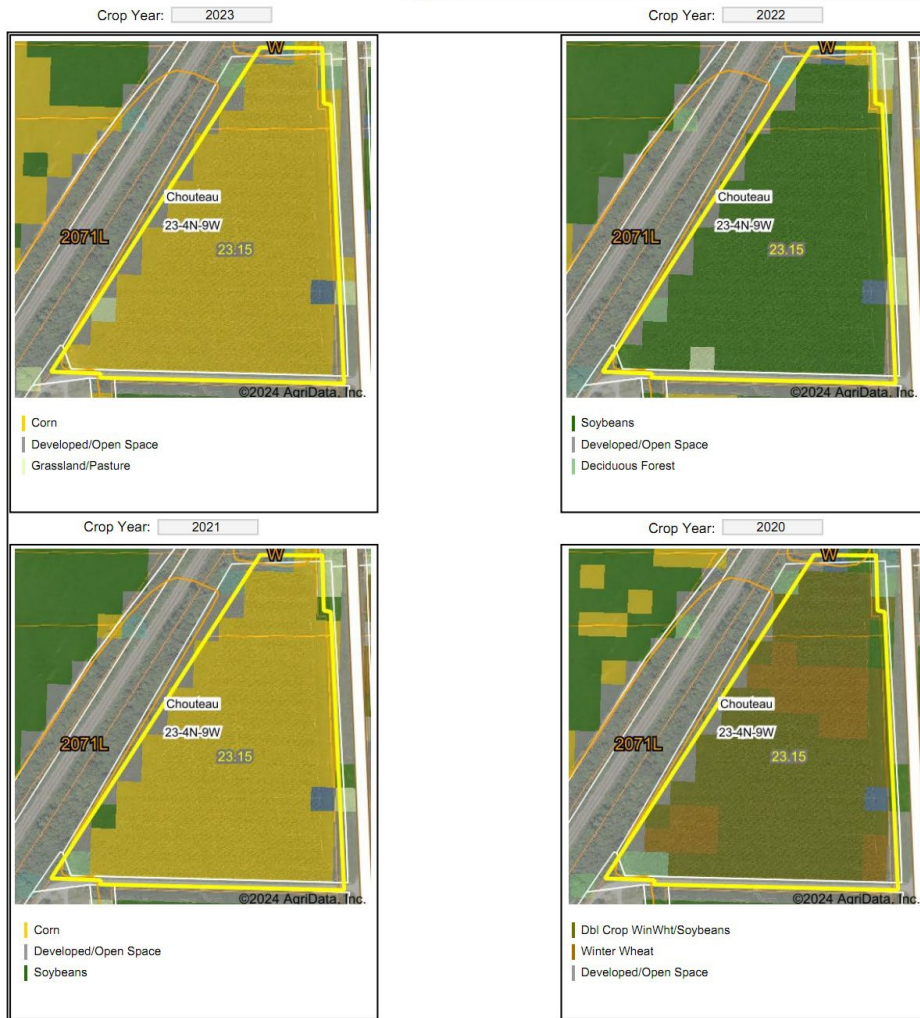
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"

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. #:



Boundary Center: 38° 47' 6.77", -90° 4' 9.05

State: IL County: Madison

Legal: 23-4N-9W Twnshp: Chouteau

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.





284A

2071L

Chouteau  
23-4N-9W

8071L

23.15

W

111

111

111