

ONLINE ONLY FARMLAND AUCTION

for the Leonard & Anni Schaefer Trusts

35± 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 ~ WEDNESDAY, OCTOBER 22, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

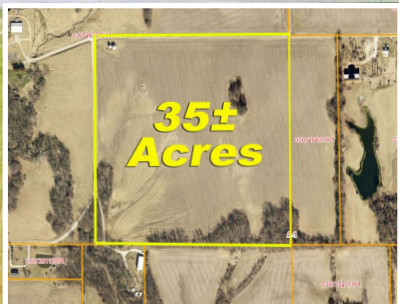
**33± TILLABLE
ACRES**

Mulberry Grove →

**Tract 2
35 Ac.**

Old Park Avenue

Old Park Avenue



GENERAL INFORMATION & AUCTION TERMS



35± AC

TOTAL LOT SIZE

A-1, AGRUCULTURAL

ZONING

33± AC

TILLABLE LAND

Start or expand a current farming operation with these 35± acres of mostly tillable ground in Mulberry Grove, IL! The property is mostly level to slightly rolling with some woodlands and 33.3± tillable acres. There are two grain silos situated close to Old Park Avenue on this property and numerous home site opportunities. 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. This acreage is located directly off Old Park 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 #3 ~ 10± Acres; Tract #4 ~ 160± Acres; Tract #5 ~ 40± Acres; Tract #6 ~ 40± Acres; Tract #7 ~ 80± Acres. *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

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

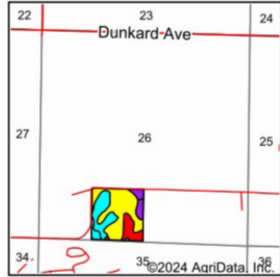
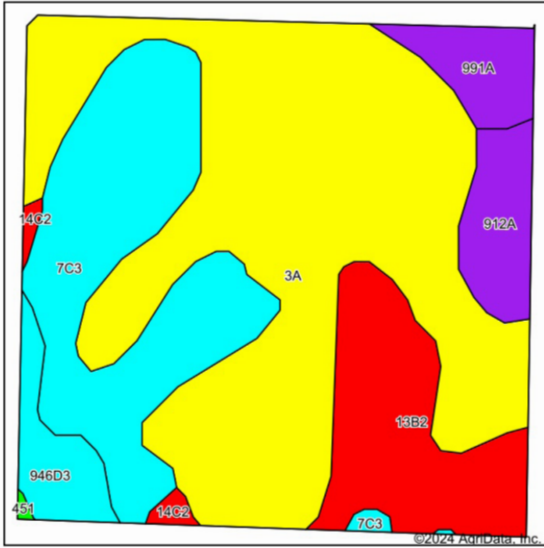
Any announcement made day of sale takes precedence over any printed material

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: **39.04**
 Date: **9/6/2024**



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 c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	n NCCPI Soybeans
3A	Hoyleton silt loam, 0 to 2 percent slopes	20.13	51.6%	Yellow	FAV	146	46	58	0	114	4.80	108	64
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	8.76	22.4%	Cyan	UNF	**86	**30	**34	**39	0	**2.60	**66	41
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	5.02	12.9%	Red	FAV	**129	**42	**52	0	**105	**3.20	**96	45
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	1.83	4.7%	Purple	FAV	132	45	51	0	107	4.50	101	67
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	1.52	3.9%	Purple	FAV	129	45	51	0	104	4.50	99	59

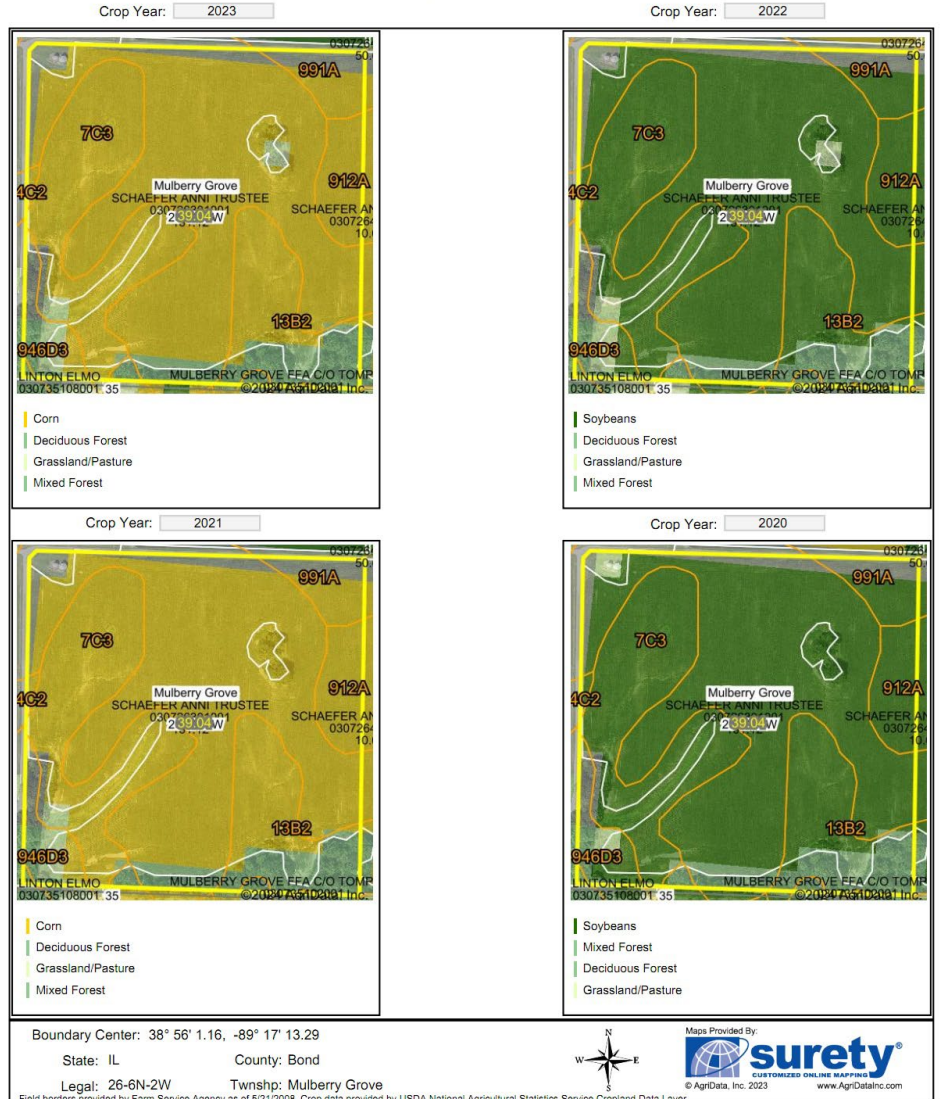


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**946D3	Hickory-Atlas complex, 10 to 15 percent slopes, severely eroded	1.49	3.8%	Cyan	FAV	**89	**31	**36	**41	0	**1.50	**68	42
**14C2	Ava silt loam, 5 to 10 percent slopes, eroded	0.29	0.7%	Red	UNF	**120	**39	**49	0	**95	**2.90	**89	36
Weighted Average						126.7	41.2	50.3	10.3	82.1	3.8	94.7	*n 55.3

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/info/state/il/documents/section=2&folder=52809>
 a Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. 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".

4 Year Crop History

Owner/Operator: _____ Date: 9/6/2024
 Address: _____ Farm Name: _____
 Address: _____ Field ID: _____
 Phone: _____ Acct. #: _____



Boundary Center: 38° 56' 1.16, -89° 17' 13.29
 State: IL County: Bond
 Legal: 26-6N-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

