

ONLINE ONLY FARMLAND AUCTION

38± AC MAPLE GROVE ROAD, EDWARDSVILLE, IL 62025

Adam's
Auction & Real Estate Services, Inc.

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 5PM ~ TUESDAY, NOVEMBER 26, 2024

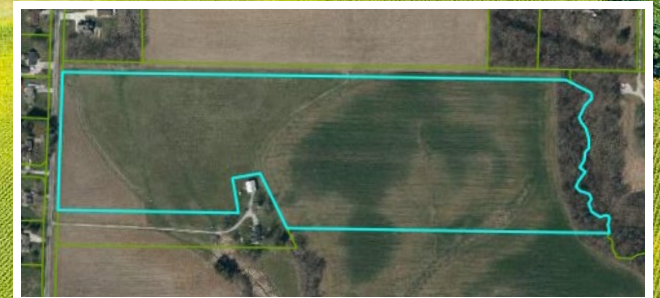
VIEWING: SUNDAY, NOVEMBER 17th ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

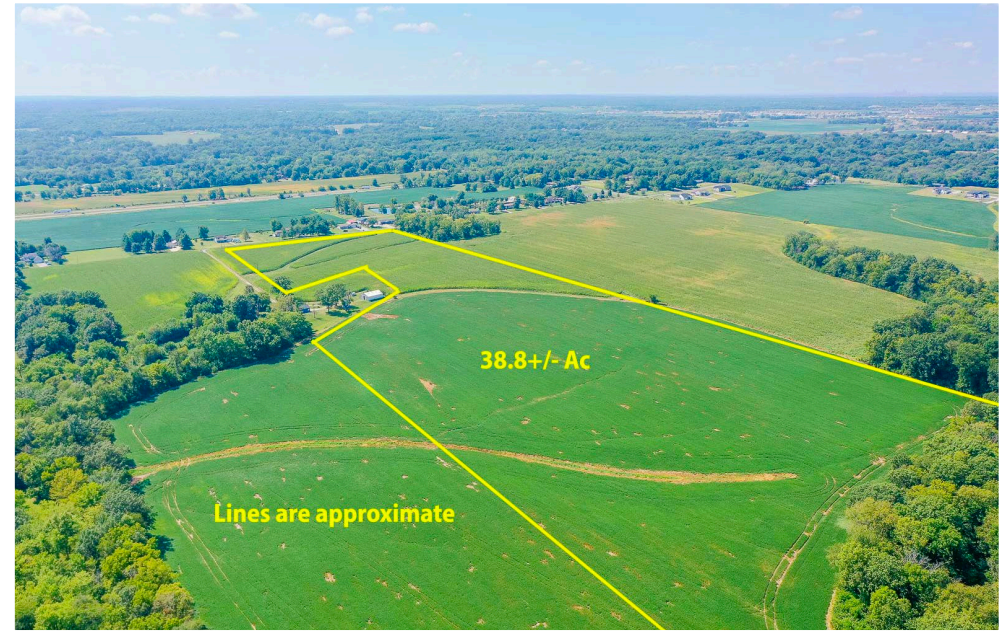
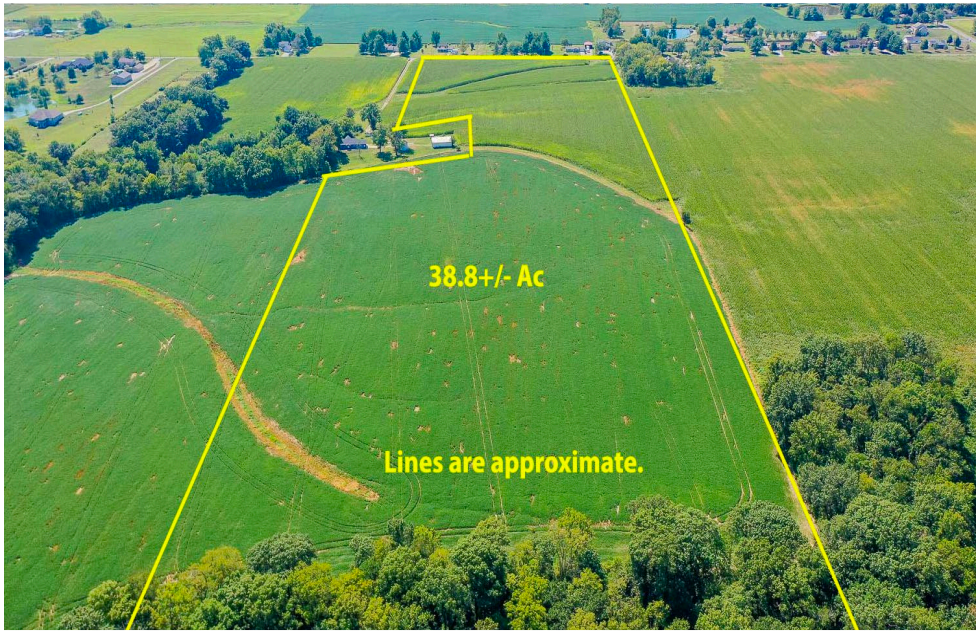
38.8± AC PARCEL
MOSTLY TILLABLE GROUND
36± TILLABLE ACRES

38.8+/- Ac

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS



38.8± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$908

TOTAL '23 TAXES

Start or expand a farming operation with these 38.8± acres of mostly tillable ground in Edwardsville, IL! The property sits directly off Maple Grove Road approximately 1.25 miles outside of the Edwardsville City Limits. The property is located within the Madison County Zoning Jurisdiction and is Zoned Agriculture but could be subdivided and developed into 2-acre minimum, residential lots. Electricity could be installed by the new owner at the property. Currently, the property is best suited for private well and sewer.

PARCEL NUMBERS

P.I.N	Size	Amount
10-1-16-27-00-000-009.002	38.8± Ac.	\$908

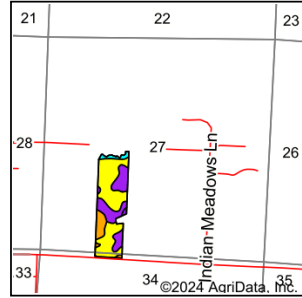
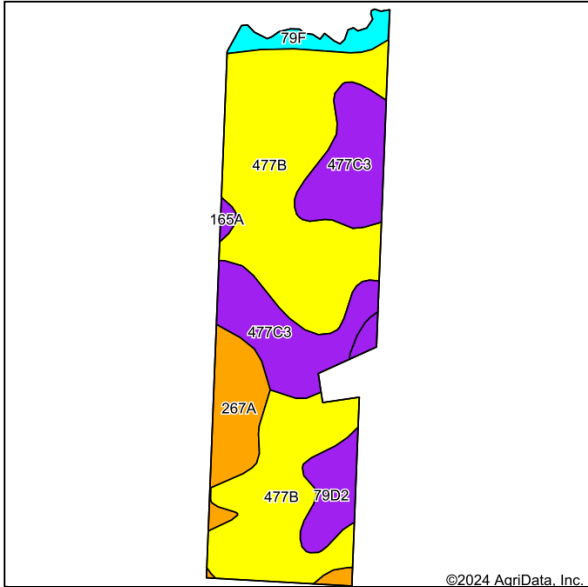
Terms: \$25,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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-7W**
 Township: **Pin Oak**
 Acres: **38.66**
 Date: **9/18/2024**

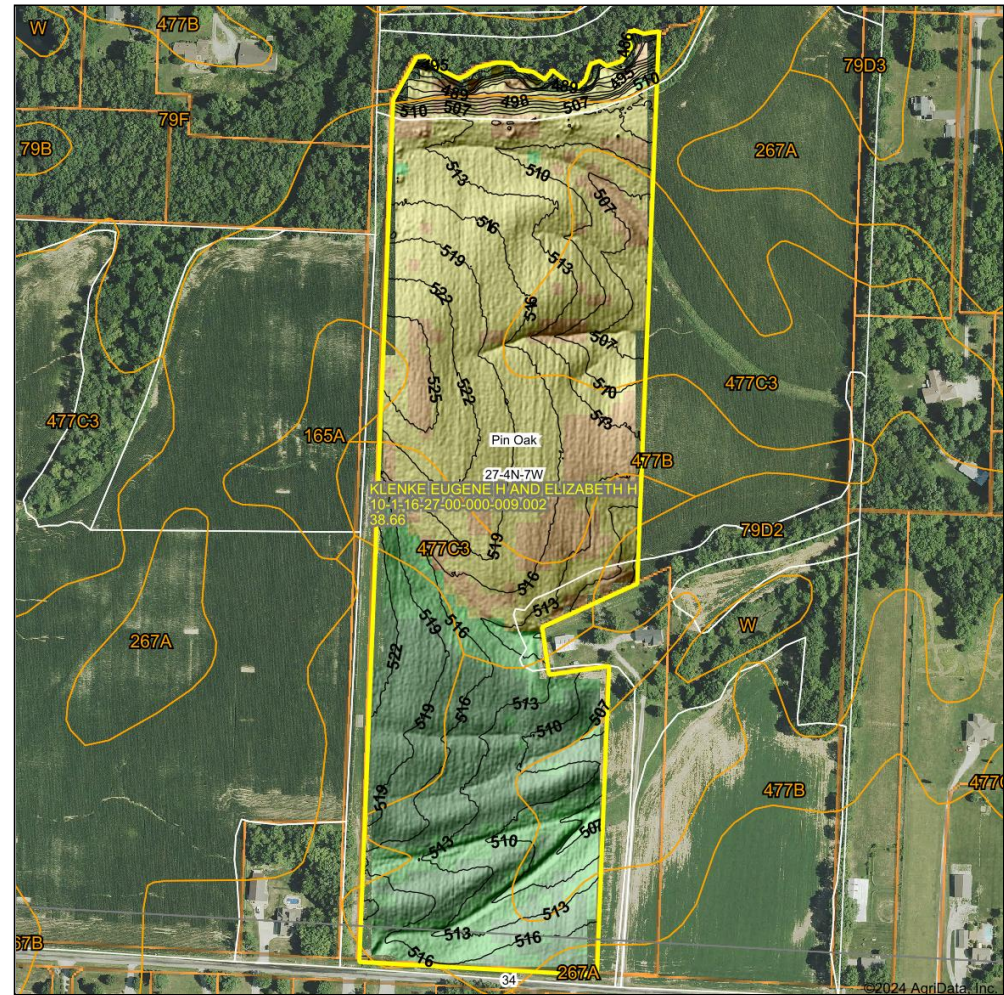


Area Symbol: IL119, Soil Area Version: 18

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 c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**477B	Winfield silt loam, 2 to 5 percent slopes	22.29	57.7%	Yellow	FAV	**159	**49	**62	0	**121	**4.90	**117	73
**477C3	Winfield silty clay loam, 5 to 10 percent slopes, severely eroded	8.66	22.4%	Purple	FAV	**138	**43	**53	0	**105	**4.30	**101	58
267A	Caseyville silt loam, 0 to 2 percent slopes	3.60	9.3%	Orange	FAV	171	52	65	0	124	5.30	126	75
**79D2	Menfro silt loam, 10 to 18 percent slopes, eroded	2.46	6.4%	Purple	FAV	**144	**44	**55	0	**106	**4.30	**104	1
**79F	Menfro silt loam, 18 to 35 percent slopes	1.44	3.7%	Cyan	FAV	**119	**37	**45	0	**88	**3.50	**86	17
165A	Weir silt loam, 0 to 2 percent slopes	0.21	0.5%	Purple	FAV	141	46	56	0	112	4.50	106	57

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Hillshade Maximum NDVI 2023



Low Relative Biomass High

Crop: Corn - 57%
Soybeans - 38%

*USDA CropScape

Elevation Min: 479.0
 Max: 526.4
 Range: 47.4
 Average: 514.0
 Standard Deviation: 6.63 ft

0ft 388ft 775ft

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Field borders provided by Farm Service Agency as of 5/21/2008.

27-4N-7W
 Madison County
 Illinois
 9/18/2024
 Boundary Center:
 38° 45' 45.37", -89° 52' 5.78"

Aerial Map



Map Center: 38° 45' 45.37, -89° 52' 5.78

0ft 415ft 830ft



27-4N-7W
Madison County
Illinois

9/18/2024



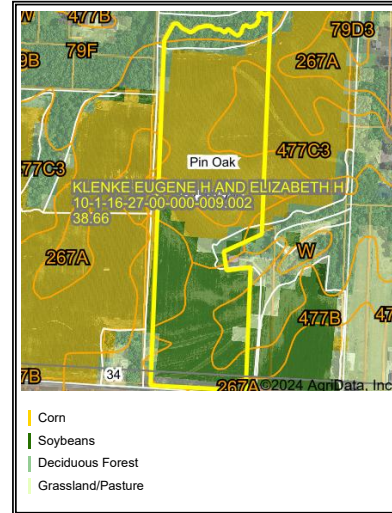
Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History

Owner/Operator: Date: 9/18/2024
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

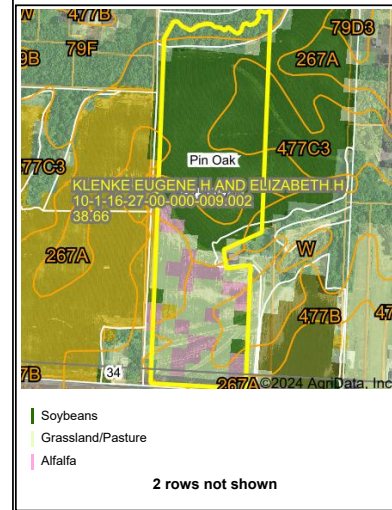
Crop Year:

Crop Year:



Crop Year:

Crop Year:



2 rows not shown



4 rows not shown

Boundary Center: 38° 45' 45.37, -89° 52' 5.78

State: IL County: Madison

Legal: 27-4N-7W Twship: Pin Oak

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

