

# ONLINE ONLY FARMLAND AUCTION

for the *Leonard & Anni Schaefer Trusts*

40.02± Acres, Old Park Avenue, Smithboro, IL 62284



618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

**PROPERTY VIEWING: 4-6PM ~ WED., OCTOBER 9th**  
**BIDDING CLOSES: 1PM ~ TUESDAY, OCTOBER 22, 2024**

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

*Mulberry Grove*



*IL-140*



*Old Park Avenue*

# GENERAL INFORMATION & AUCTION TERMS



**40.02± AC**  
TOTAL LOT SIZE

**A-1, AGRUCULTURAL**  
ZONING

**28± AC**  
TILLABLE LAND

Rare opportunity to acquire these 40.02± acres with approximately 28.5 tillable acres in Smithboro, IL! The property is mostly level to slightly rolling with woodlands also available. 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 is being sold subject to current tenant farmer lease ending February 28, 2026. Located directly off Old Park Grove Avenue within the Township of Mulberry Grove! \*Seller will pay taxes to the end of the year due to split after survey. Additional tracts and their applicable acreage amounts are also available to purchase separately are as follows: Tract #1~ 160.71± Acres; Tract #2 ~ 40.27± Acres; Tract #3 ~ 10.08± Acres; Tract #4 ~ 160.43± Acres; Tract #6 ~ 39.98± Acres; Tract #7 ~ 79.85± Acres.

## PARCEL NUMBERS

P.I.N	Year	Amount	Address
Part 03-07-34-201-001	2023	\$1,510*	XXXX Old Park Avenue

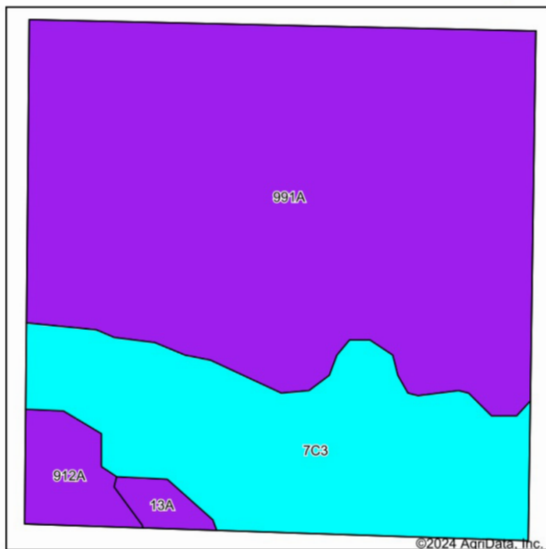
Terms: \$25,000 Down Day of Sale on Real Estate  
 Balance Due in 30 Days ♦ 6% Buyers Premium  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
 Any announcement made day of sale takes precedence over any printed material

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: 34-6N-2W  
 Township: Mulberry Grove  
 Acres: 39.51  
 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	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 T/A	Crop productivity index for optimum management	n NCCPI Soybeans
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	26.58	67.3%		FAV	129	45	51	0	104	4.50	99	59
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	10.91	27.6%		UNF	**86	**30	**34	**39	0	**2.60	**66	41
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	1.49	3.8%		FAV	132	45	51	0	107	4.50	101	67
13A	Bluford silt loam, 0 to 2 percent slopes	0.53	1.3%		FAV	136	44	55	0	110	3.40	101	62
Weighted Average						117.3	40.8	46.4	10.8	75.5	4	90	*n 54.4

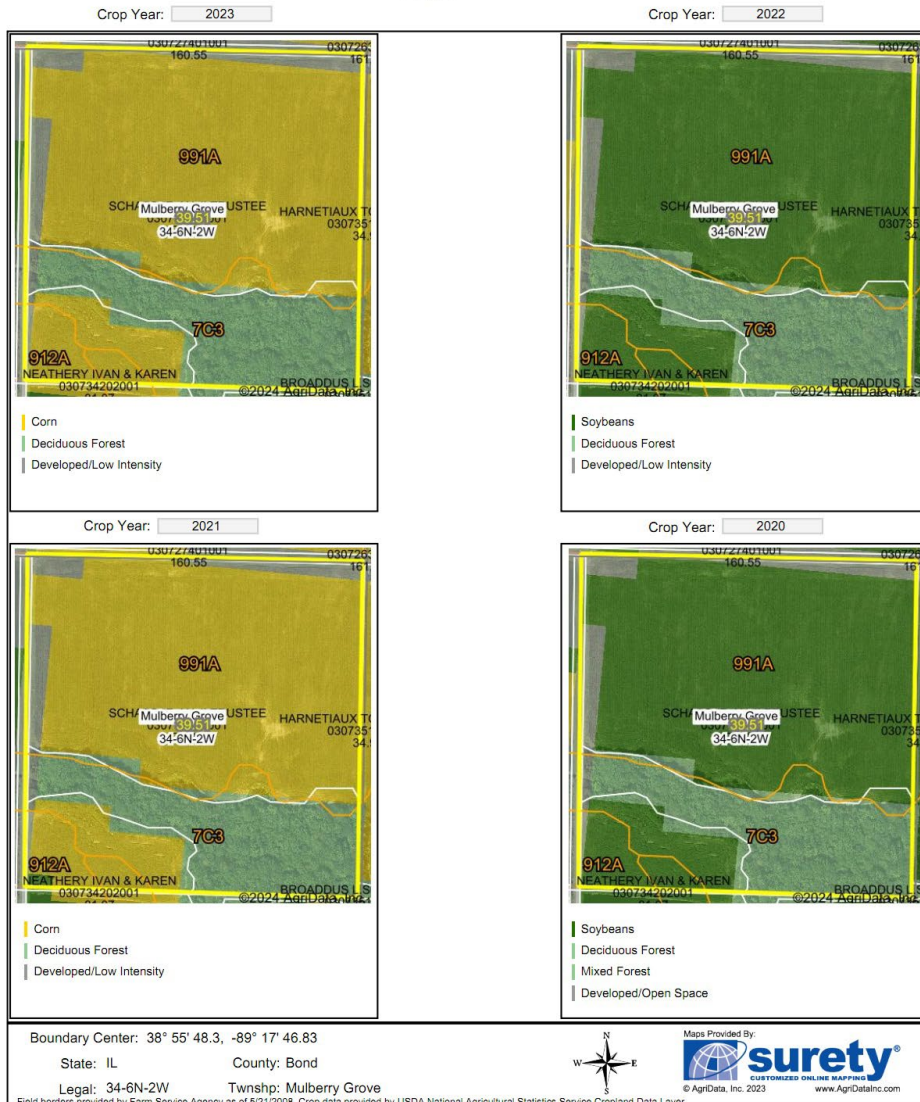
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023  
 Crop yields and productivity (B811 EFOTG) are maintained at the 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 IL Soils EFOTG  
 a 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: Schaefer Farm Bond County Date: 7/1/2024  
 Address: Farm Name:  
 Address: Field ID:  
 Phone: Acct. #:



030727401001  
160.55

SCHAEFER ANNI TRU  
030726301001  
161.12

991A

SCHAEFER ANNI TRUSTEE  
03073420100 39.51  
79.26

Mulberry Grove

34-6N-2W

HARNETIAUX TOM & ME  
030735109001  
34.97

35

7C3

912A

13A

NEATHERY IVAN & KAREN  
030734202001

BROADDUS L SCOTT &  
030735105001