

ONLINE ONLY FARMLAND AUCTION

for the Leonard & Anni Schaefer Trusts

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



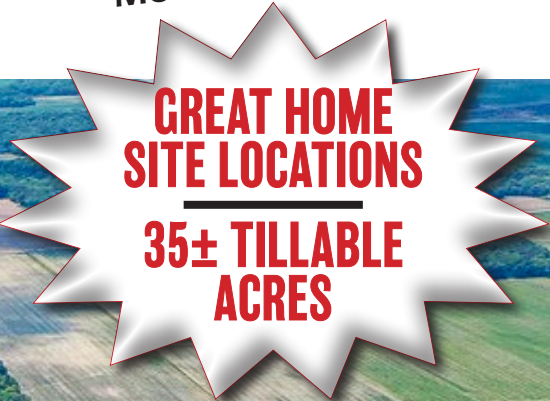
618-234-8751

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

Mulberry Grove



IL-140



Old Park Avenue

GENERAL INFORMATION & AUCTION TERMS



40± AC

TOTAL LOT SIZE

A-1, AGRUCULTURAL

ZONING

35± AC

TILLABLE LAND

Rare opportunity to acquire these 40± acres with approximately 35 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. *Seller will pay taxes to the end of the year due to split after survey. 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! Additional tracts and their applicable acreage amounts are also available to purchase separately are as follows: Tract #1 ~ 155± Acres; Tract #2 ~ 35± Acres; Tract #3 ~ 10± Acres; Tract #4 ~ 160± Acres; Tract #5 ~ 40± Acres; Tract #7 ~ 80± 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

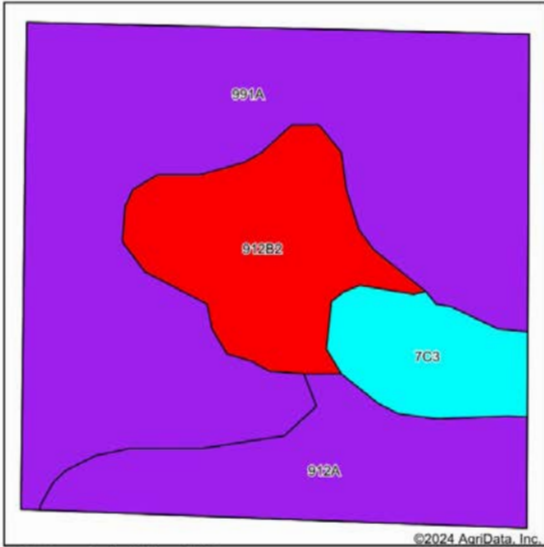
Any announcement made day of sale takes precedence over any printed material

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: 39.52
 Date: 7/1/2024



Soils data provided by USDA and NRCS.

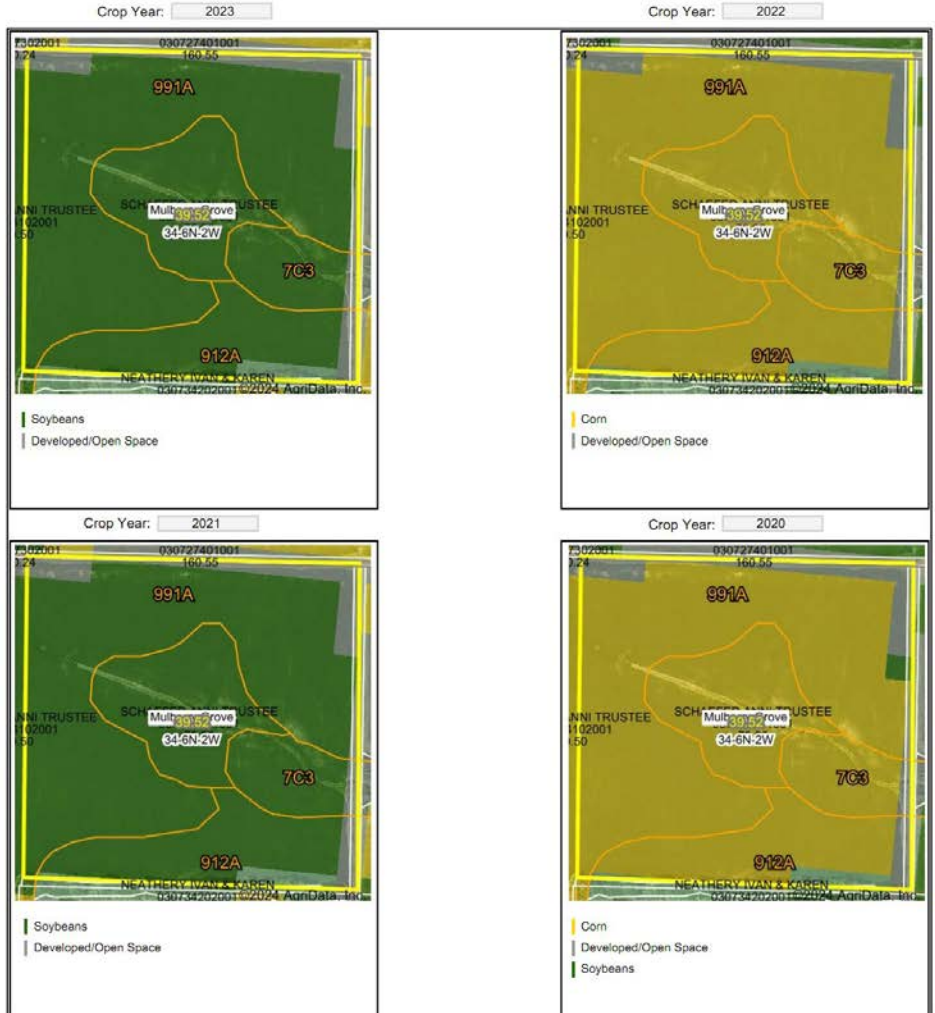
Area Symbol: IL005, Soil Area Version: 19

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-se guine e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	22.90	58.0%		FAV	129	45	51	0	104	4.50	99	59
912A	Hoyleton-Darmstadt silt loams, 0 to 2 percent slopes	6.94	17.6%		FAV	132	45	51	0	107	4.50	101	67
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	6.42	16.2%		FAV	**124	**42	**48	0	**100	**3.50	**95	54
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	3.26	8.2%		UNF	**86	**30	**34	**39	0	**2.60	**86	41
Weighted Average						125.2	43.3	49.1	3.2	95.3	4.2	96	*n 58.1

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° 55' 48.35, -89° 18' 3.52
 State: IL County: Bond
 Legal: 34-6N-2W Twnshp: Mulberry Grove



Field borders provided by Farm Service Agency as of 5/21/2023. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer

SCHAEFER ANNI TRUSTEE
030727302001
80.24

SCHAEFER ANNI TRUSTEE
030727401001
160.55

991A

912B2

SCHAEFER ANNI TRUSTEE
39.52
030734201001
79.26

Mulberry Grove

34-6N-2W

7C3

912A

SCHAEFER ANNI TRUSTEE
030734102001
80.50

NEATHERY IVAN & KAREN
030734202001