

ONLINE ONLY FARMLAND AUCTION

56± Ac. State Route 111, Granite City, IL 62040

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

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
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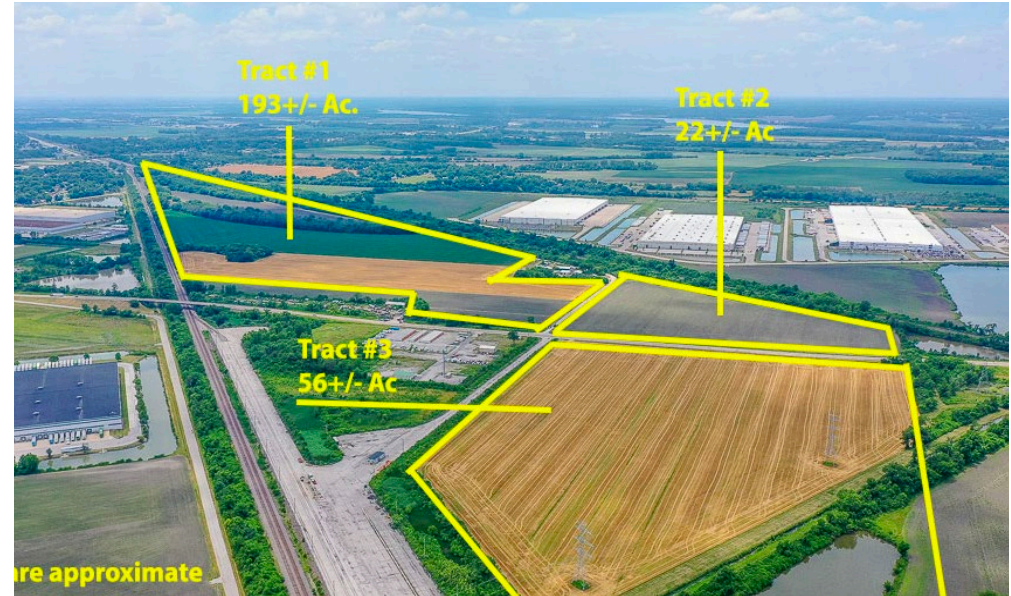
For Online Bidding Visit: AdamsAuctions.HiBid.com

**4 PARCELS
SELLING AS ONE!**
**47± TILLABLE
ACRES**

**Tract 3#
56+/- Ac**



GENERAL INFORMATION & AUCTION TERMS



56± AC
TOTAL LOT SIZE

A-AGRICULTURE
ZONING

47±
TILLABLE LAND

Do not miss your chance to bid on these 56± 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. The property is zoned A-Agriculture and is located within the Madison County Zoning Jurisdiction. Any other use of the property would need approval from Madison County with frontage on IL Route 111. Additionally, Tract #1 with 193± Ac. and Tract #2 with 22.9± 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.

PARCEL NUMBERS

P.I.N	Year	Amount	Address
18-1-14-23-00-000-005	2023	\$918*	State Route 111
18-1-14-23-00-000-005.001	2023	\$21*	Cemetery Rd, East Alton
18-1-14-23-00-000-005.005	2023	\$220*	State Route 111
18-1-14-23-00-000-005.004	2023	\$183*	Cemetery Rd, East Alton

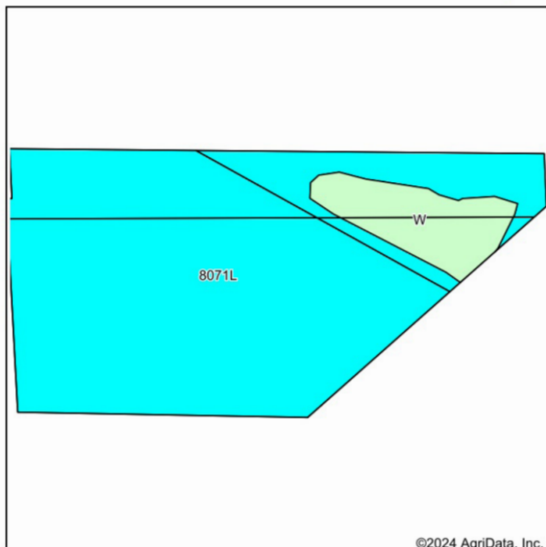
Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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: **59.75**
 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 ^c Bu/A	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	53.73	89.9%		FAV	**104	**35	**42	**50	0	**3.10	**78	17
W	Water	6.02	10.1%										
Weighted Average						93.5	31.5	37.8	45	-	2.8	70.1	*n 15.3

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/#/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".
ⁿ: The aggregation method is "Weighted Average using all components"

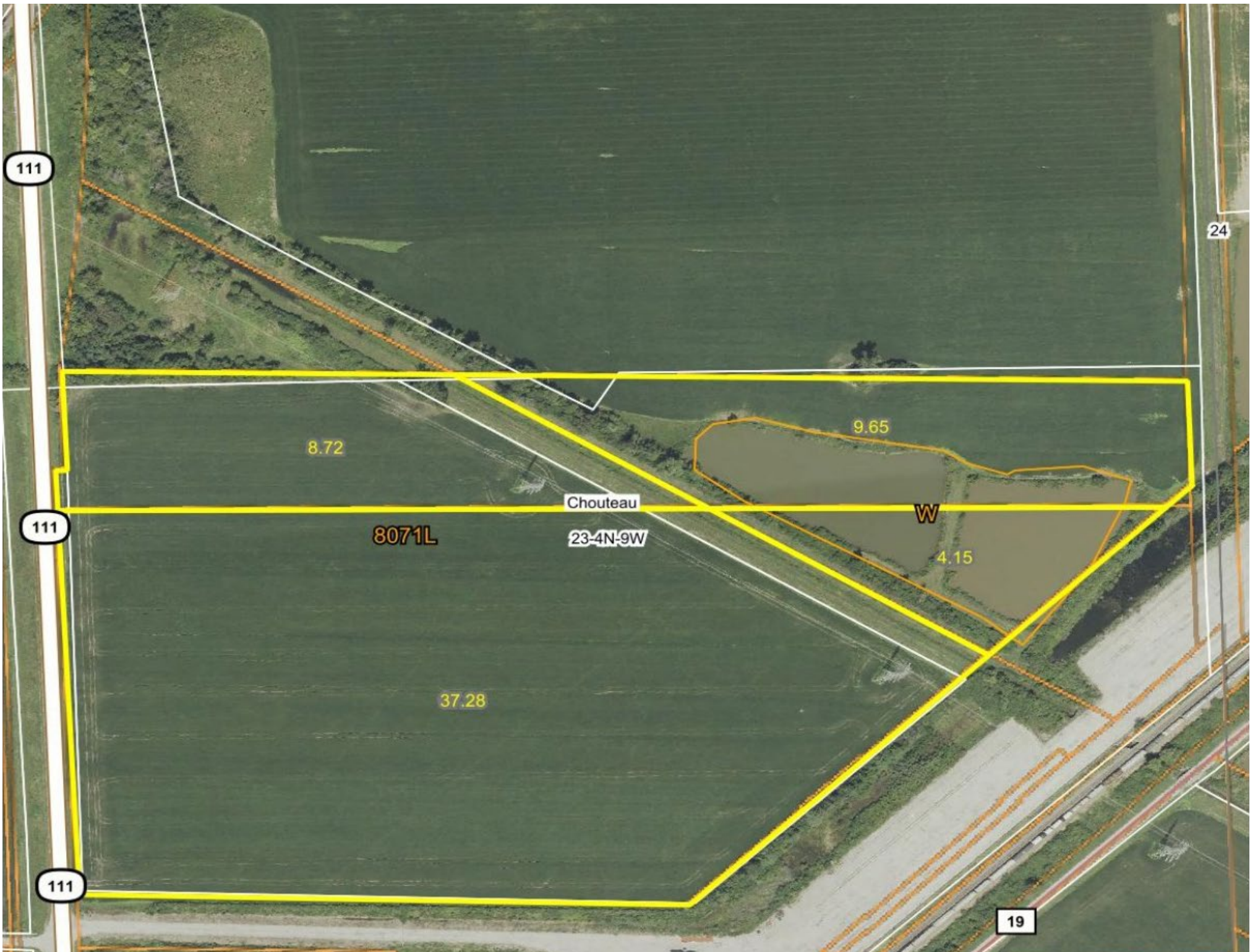
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

4 Year Crop History

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



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



111

24

8.72

9.65

111

8071L

Chouteau

W

23-4N-9W

4.15

111

37.28

19