

# ONLINE ONLY FARMLAND AUCTION

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

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

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

**Adam's**  
Auction & Real Estate Services, Inc.  
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Adam Jokisch  
Mobile (618) 530-8751

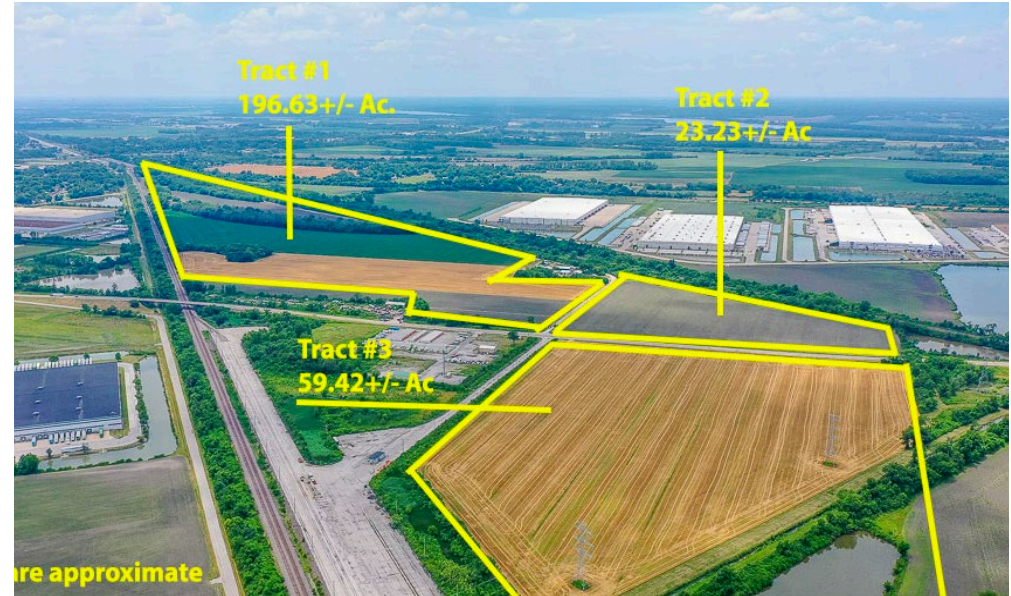
**4 PARCELS  
SELLING AS ONE!**

**47± TILLABLE  
ACRES**

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



# GENERAL INFORMATION & AUCTION TERMS



**59.42± AC**

TOTAL LOT SIZE

**A-AGRICULTURE**

ZONING

**47±**

TILLABLE LAND

Do not miss your chance to bid on these 59.42± 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 196.63± Ac. and Tract #2 with 23.23± 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

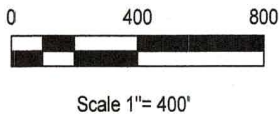


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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction 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.



**RICKY R. COX**  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
1102 N. 5TH ST.  
VANDALIA, IL 62471  
(618) 283-2637

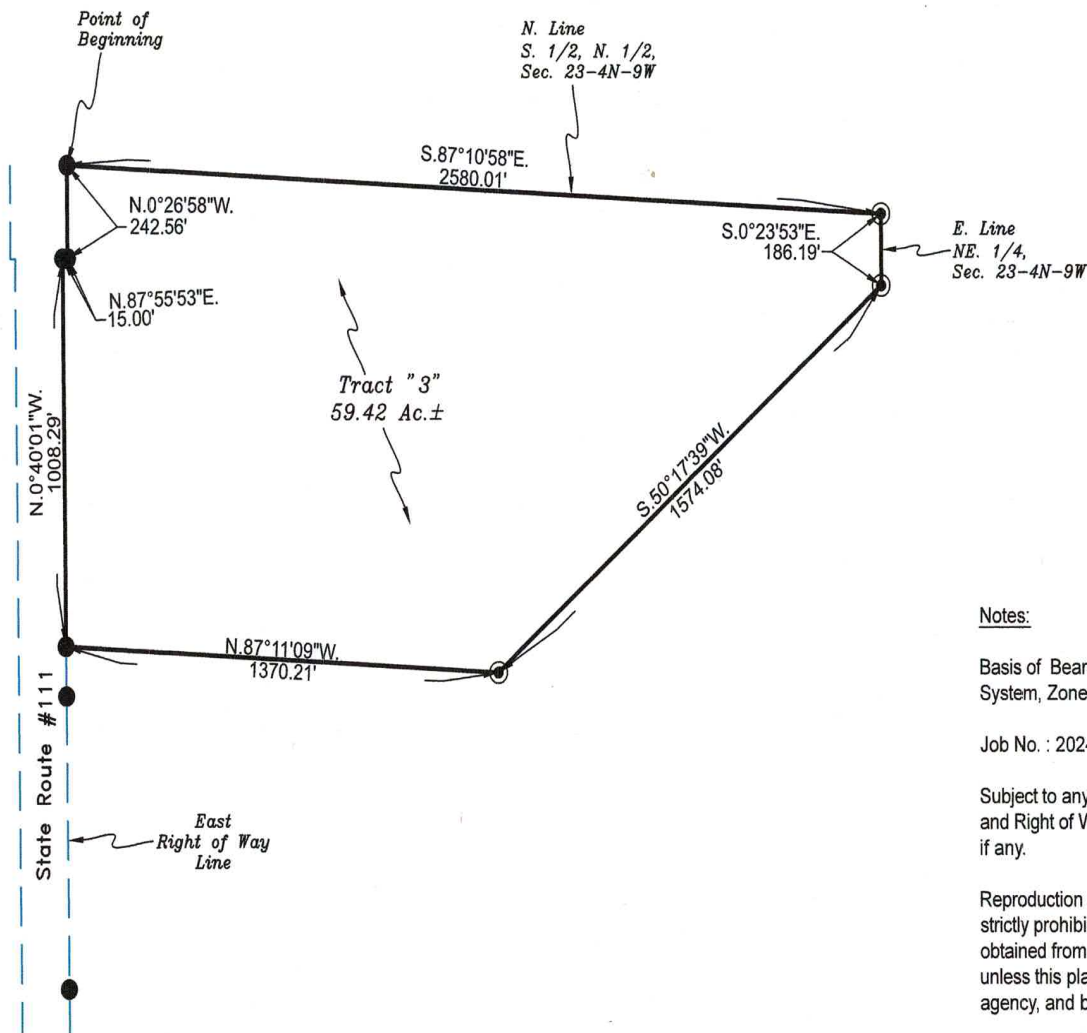


# Plat of Survey

Part of Section 23,  
Township 4 North, Range 9 West of the  
Third Principal Meridian,  
Madison County, Illinois

Beginning at an Iron Pin (found) at the intersection of the North line of the South Half of the North Half of said Section 23 and the East right of way line of State Route #111, Thence S.87°10'58"E., (basis of bearings per Illinois State Plane Coordinate System, Zone West, NAD83) along the North line of the South Half of the North Half of said Section 23, a distance of 2580.01 feet to an Iron Pipe (found) on the East line of the Northeast Quarter of said Section 23, Thence S.0°23'53"E., along the East line of the Northeast Quarter of said Section 23, a distance of 186.19 feet to an Iron Pipe (found), Thence S.50°17'39"W., a distance of 1574.08 feet to an Iron Pipe (found), Thence N.87°11'09"W., a distance of 1370.21 feet to an Iron Pin (found) on the East right of way line of State Route #111, Thence N.0°40'01"W., along the East right of way line of State Route #111, a distance of 1008.29 feet to an Iron Pin (found), Thence N.87°55'53"E., along the East right of way line of State Route #111, a distance of 15.00 feet to an Iron Pin (found), Thence N.0°26'58"W., along the East right of way line of State Route #111, a distance of 242.56 feet to the Point of Beginning. The herein described tract contains an area of 59.42 acres more or less.

Subject to any and all easements, restrictions, and right of ways of record and/or of existence if any.



## LEGEND

- Iron Pin (set)
- Iron Pin (found)
- ⦿ Iron Pipe (found)

### Notes:

Basis of Bearings Per Illinois State Plane Coordinate System, Zone West, NAD83

Job No. : 2024-09-10 (Schaefer Trust Tract 3 Survey)

Subject to any and all Easements, Restrictions and Right of Ways of Record and/or of existence if any.

Reproduction or use of this plat in any manner is strictly prohibited unless written permission is obtained from Ricky R. Cox Land Surveying, unless this plat is recorded at the proper recording agency, and becomes of public record.

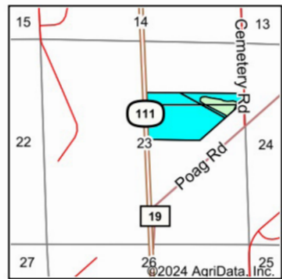
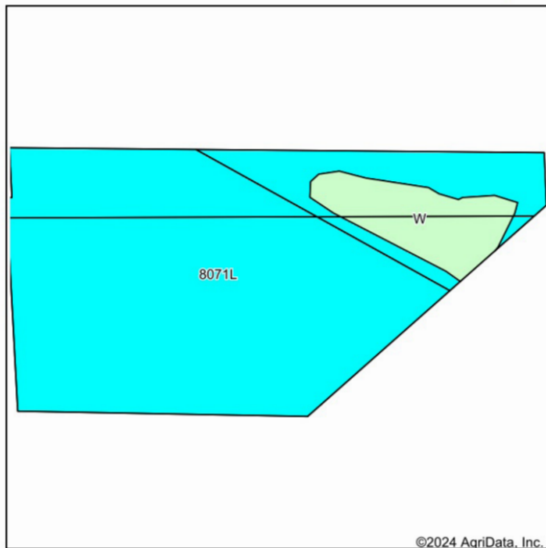
This plat does not guarantee title or ownership. If questions of title or ownership should arise. A title report should be obtained.

### Surveyor's Certificate

I, Ricky R. Cox, an Illinois Professional Land Surveyor Number 035-3031, do hereby certify that this Plat correctly represents a survey performed by me on October 10, 2024, and the results are hereon shown to the best of my knowledge and belief and conform to the current Illinois Minimum Standards for Boundary Surveys.

Ricky R. Cox  
Illinois Professional Land Surveyor #035-3031  
License Expires: Nov. 30, 2024  
Date: October 11, 2024

## 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 <sup>a</sup>	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A <sup>b</sup>	Sorghum <sup>c</sup> Bu/A	Grass-legume <sup>e</sup> hay, T/A	Crop productivity index for optimum management	<sup>n</sup> 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%										
<b>Weighted Average</b>						<b>93.5</b>	<b>31.5</b>	<b>37.8</b>	<b>45</b>	<b>-</b>	<b>2.8</b>	<b>70.1</b>	<b>*n 15.3</b>

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>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

<sup>b</sup> Soils in the southern region were not rated for oats and are shown with a zero "0".

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

<sup>e</sup> Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

<sup>n</sup>: 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.

