

ONLINE ONLY FARMLAND AUCTION

for the Leonard & Anni Schaefer Trusts

80± 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

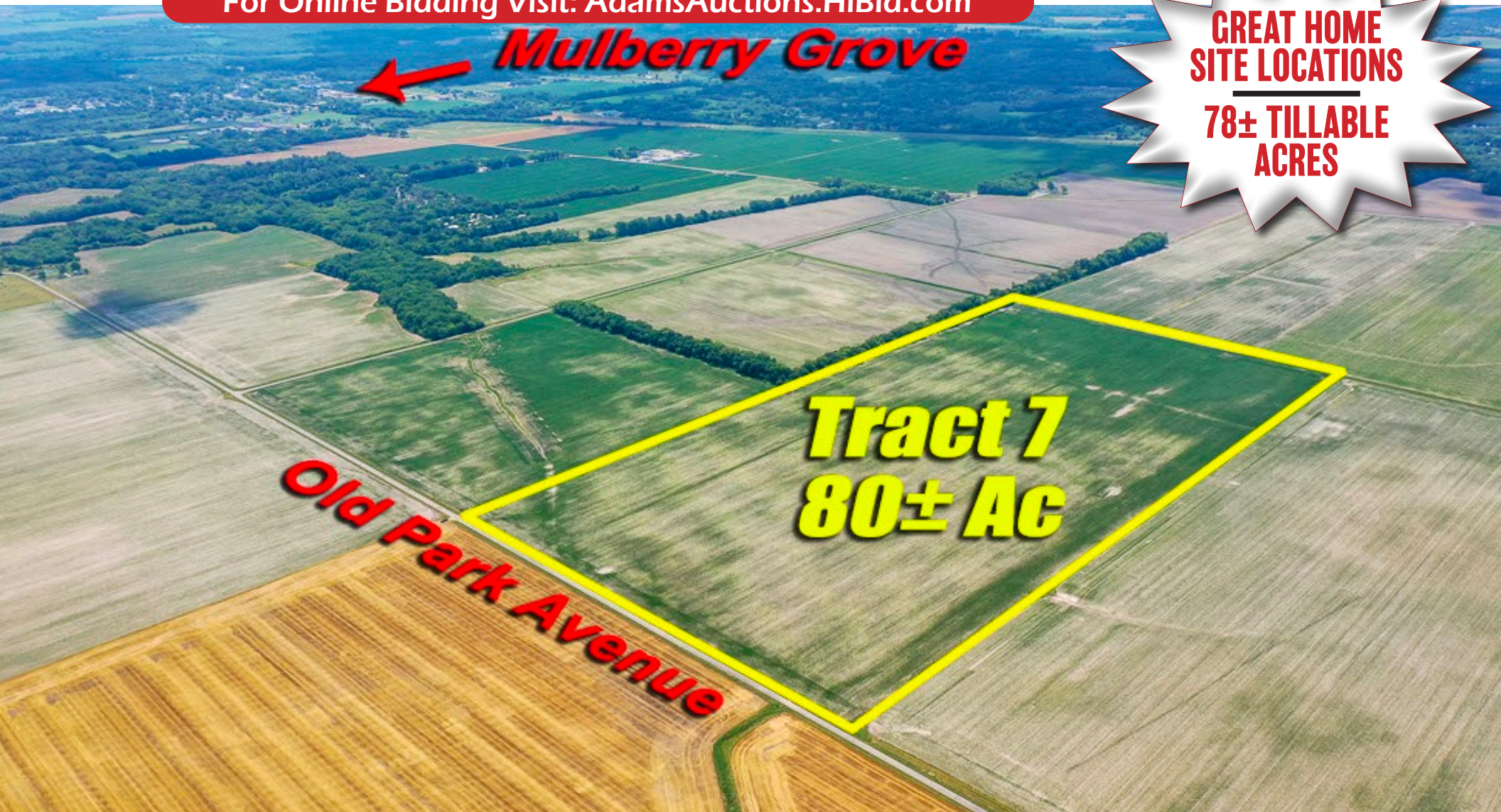


**GREAT HOME
SITE LOCATIONS**

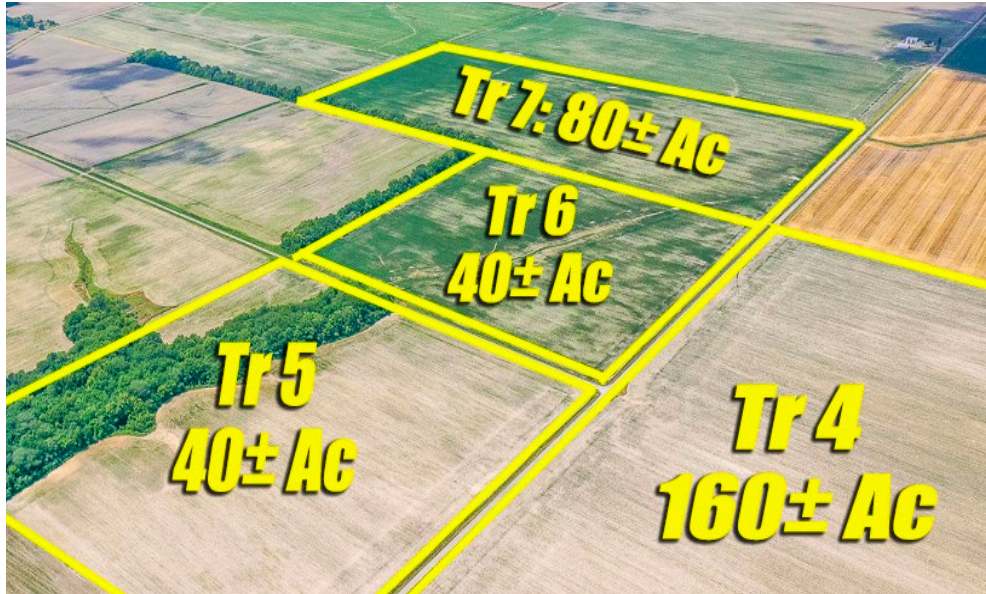
**78± TILLABLE
ACRES**

**Tract 7
80± Ac**

Old Park Avenue



GENERAL INFORMATION & AUCTION TERMS



80± AC
TOTAL LOT SIZE

A-1, AGRUCULTURAL
ZONING

78± AC
TILLABLE LAND

Rare opportunity to acquire these 80± acres with approximately 78 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! 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 #6 ~ 40± Acres.

PARCEL NUMBERS

P.I.N	Year	Amount	Address
03-07-34-102-001	2023	\$1,703	XXXX Old Park Avenue

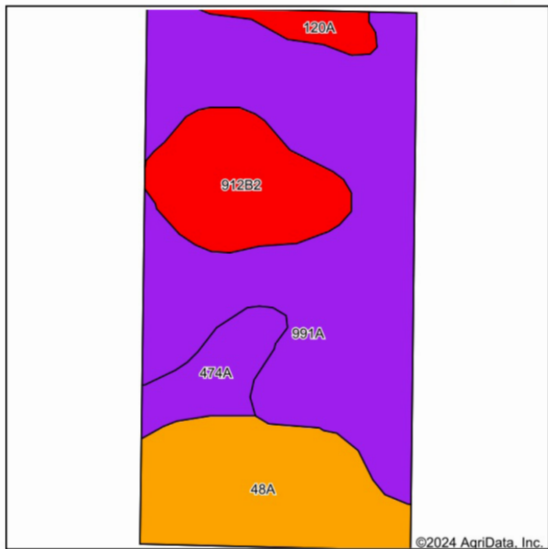
Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days • 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

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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.



Soils Map



State: Illinois
 County: Bond
 Location: 34-6N-2W
 Township: Mulberry Grove
 Acres: 80.5
 Date: 7/1/2024



Soils data provided by USDA and NRCS.

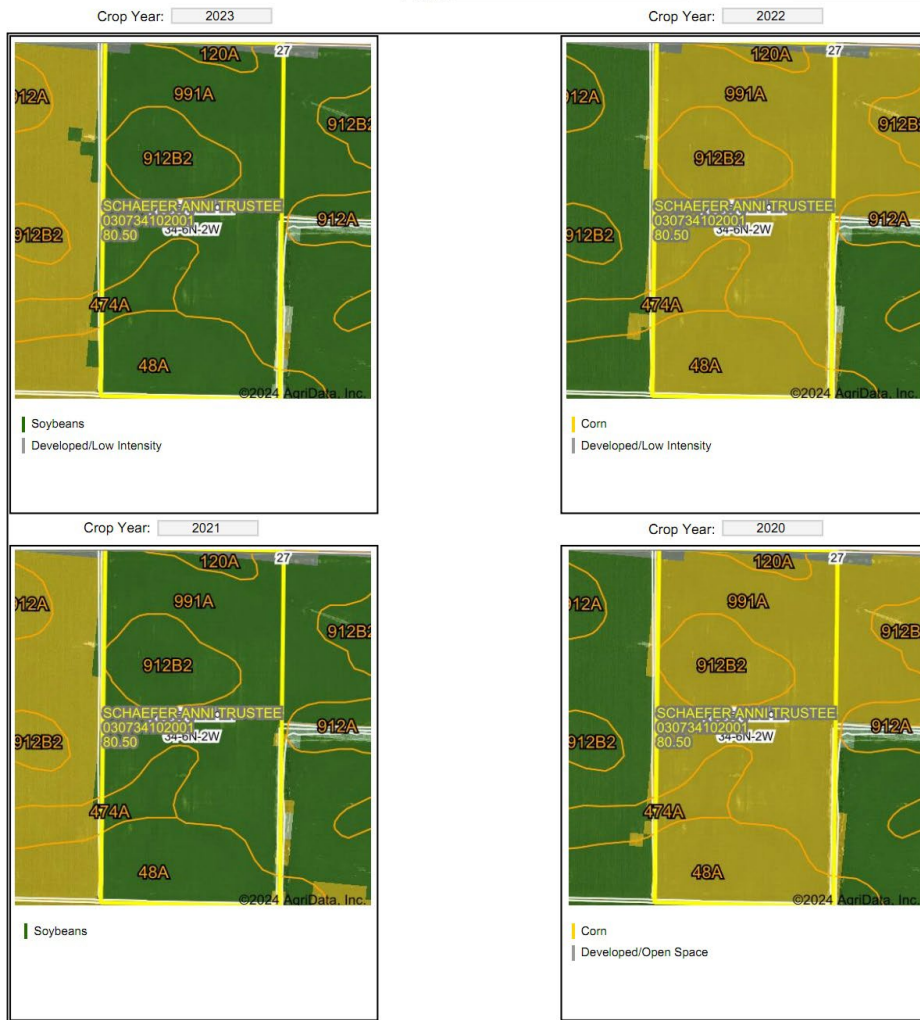
Area Symbol: IL005, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Ill. 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
991A	Cisne-Huey silt loams, 0 to 2 percent slopes	44.74	55.6%		FAV	129	45	51	0	104	4.50	99	59
48A	Ebbert silt loam, 0 to 2 percent slopes	16.50	20.5%		FAV	173	55	66	0	124	5.10	125	53
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	11.60	14.4%		FAV	**124	**42	**48	0	**100	**3.50	**95	54
474A	Piasa silt loam, 0 to 2 percent slopes	5.32	6.6%		UNF	136	48	53	66	0	4.00	104	35
120A	Huey silt loam, 0 to 2 percent slopes	2.34	2.9%		UNF	109	43	43	0	95	3.50	89	45
Weighted Average						137.2	46.8	53.5	4.4	100.4	4.4	103.8	*n 55.1

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. #:



Boundary Center: 38° 55' 41.67, -89° 18' 20.21

State: IL County: Bond

Legal: 34-6N-2W Twnshp: Mulberry Grove

Field borders provided by Farm Service Agency as of 5/21/2019. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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27

120A

912A

991A

912B2

70

912B2

SCHAEFER ANNI TRUSTEE
030734102001
80.50 Mulberry Grove
34-6N-2W

912B2

912A

474A

48A

912