

ONLINE ONLY FARMLAND AUCTION

40± Acres Ayers Road, Greenville, IL 62246

Adam's
Auction & Real Estate Services, Inc.

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Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ TUESDAY, NOVEMBER 26, 2024

VIEWING: SATURDAY, NOVEMBER 16th ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

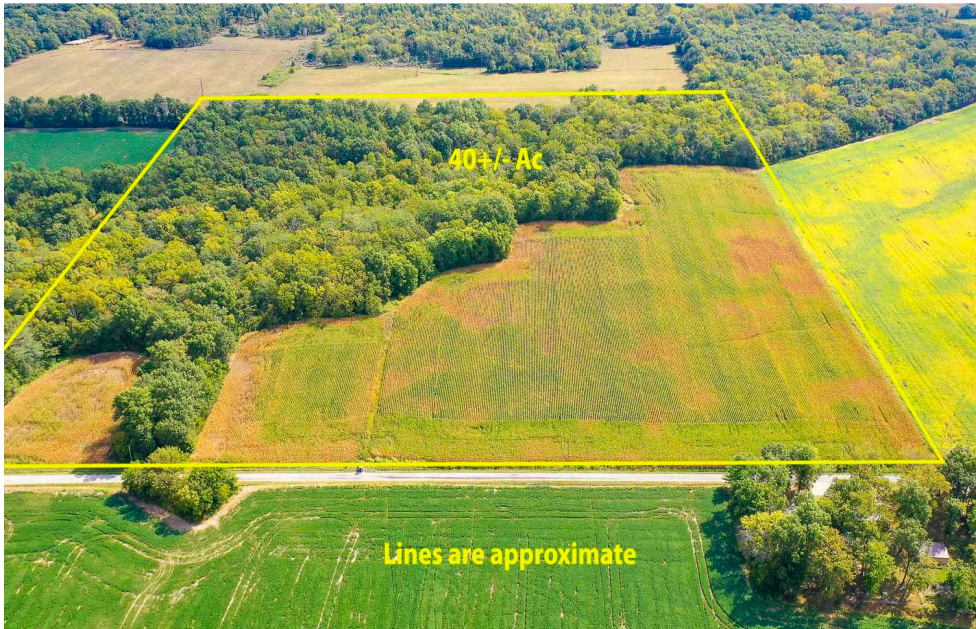
40± AC PARCEL
16± TILLABLE ACRES
23± ACRES WOODS

40+/- AC

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



40± AC
TOTAL LOT SIZE

A1 - AGRICULTURE
ZONING

\$527
TOTAL '23 TAXES

These 40± acres of both tillable and recreational land in Greenville, IL offer income generation potential in a farming operation, the potential for harvesting mature lumber, and/or hunting leases! Spring 2025 planting season is available to the new owner. The property is accessed directly off Ayers Road is in the Bond County Zoning jurisdiction. This property is currently Zoned A-1-Agriculture. These 40± acres offer a multitude of home site possibilities for building your dream home. This property would be best suited for private water/sewer should you decide to build.

PARCEL NUMBERS

P.I.N	Size	Amount
06-06-16-205-001	40± Ac.	\$527

Terms: \$20,000 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.

4 Year Crop History

Owner/Operator: Date: 10/16/2024
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

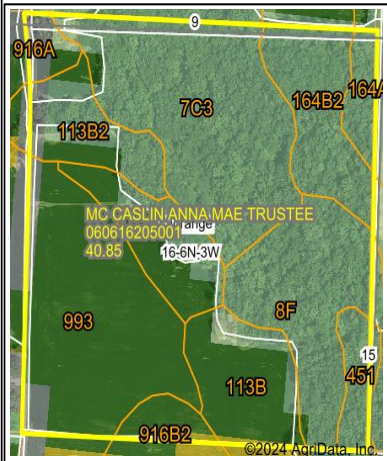
Crop Year:

Crop Year:

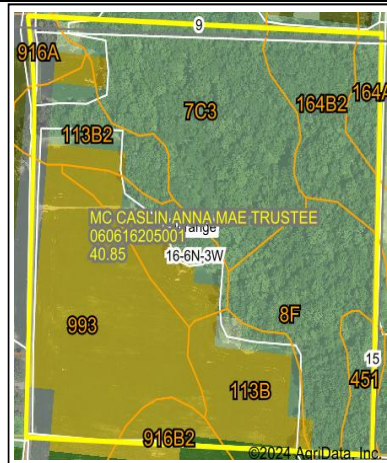


- Deciduous Forest
 - Soybeans
 - Mixed Forest
- 2 rows not shown

Crop Year:

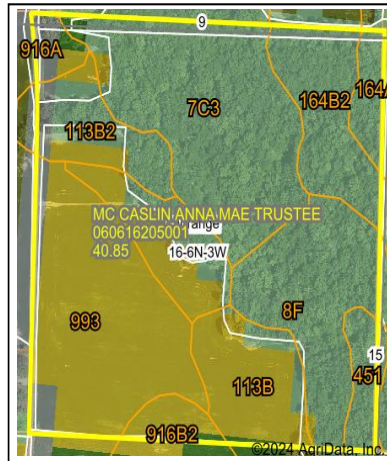


- Deciduous Forest
- Soybeans
- Mixed Forest
- Grassland/Pasture



- Deciduous Forest
- Corn
- Grassland/Pasture
- Mixed Forest

Crop Year:



- Mixed Forest
- Corn
- Deciduous Forest
- Soybeans

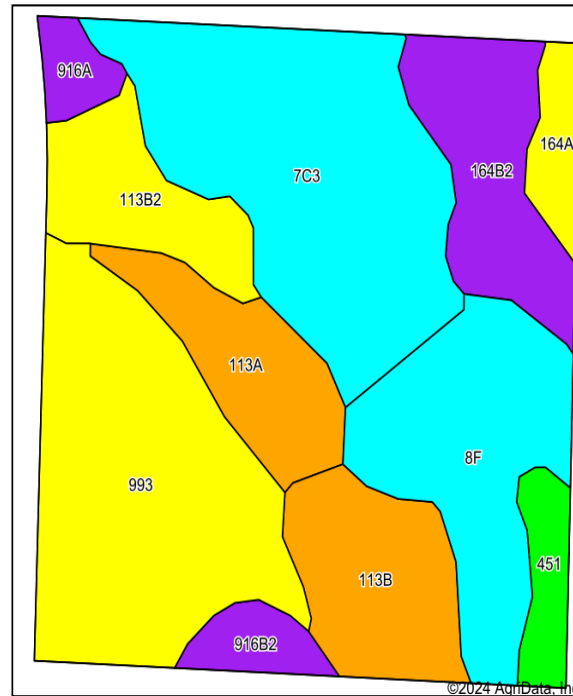
Boundary Center: 38° 58' 20.82, -89° 25' 51.95

State: IL County: Bond

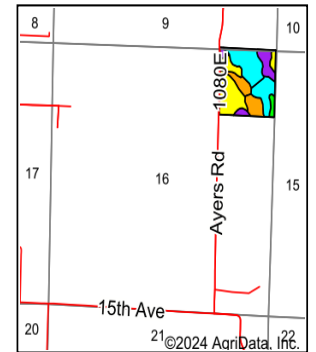
Legal: 16-6N-3W Twnshp: Lagrange



Soils Map



Soils data provided by USDA and NRCS.

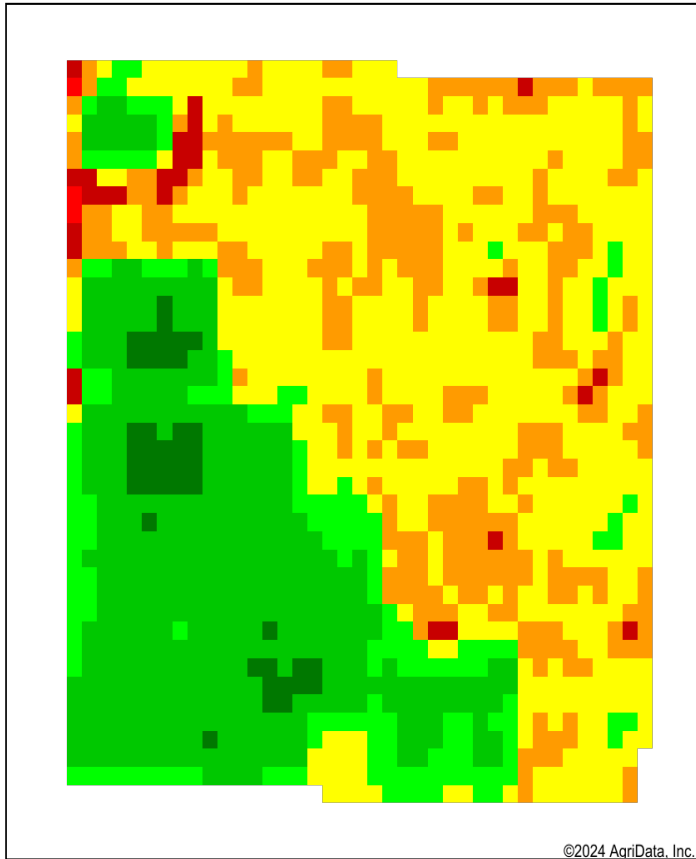


State: **Illinois**
 County: **Bond**
 Location: **16-6N-3W**
 Township: **Lagrange**
 Acres: **40.85**
 Date: **10/16/2024**



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-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**7C3	Atlas silty clay loam, 5 to 10 percent slopes, severely eroded	9.51	23.3%		UNF	**86	**30	**34	**39	0	**2.60	**66	41
993	Cowden-Piasa silt loams	9.06	22.2%		FAV	148	49	58	33	60	4.50	111	54
**8F	Hickory silt loam, 18 to 35 percent slopes	5.69	13.9%		FAV	**89	**30	**36	**41	0	**3.00	**68	14
**164B2	Stoy silt loam, 2 to 5 percent slopes, eroded	3.61	8.8%		FAV	**136	**44	**55	0	**106	**4.30	**102	58
**113B	Ocoonee silt loam, 2 to 5 percent slopes	3.52	8.6%		FAV	**162	**50	**62	0	**118	**5.20	**118	65
113A	Ocoonee silt loam, 0 to 2 percent slopes	2.94	7.2%		FAV	164	50	63	0	119	5.30	119	66

Maximum Plant Growth(NDVI)2023



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Client:

Farm:

Field:

Acres: 40.85

Date: 10/16/2024

Crop: Deciduous Forest - 61%
Soybeans - 34%

*USDA CropScape

Soils Weighted Average

IL B811 PI: 95.4

Remarks:

Value	Acres	%Field	IL B811 PI
86 - 99	1.2	2.7	111.2
81 - 85	10.3	25.1	112.3
76 - 80	4.2	10.4	112.4
71 - 75	16.3	39.9	83.9
66 - 70	8.1	19.8	84.0
61 - 65	0.7	1.8	93.9
51 - 60	0.1	0.2	110.3
41 - 50			
21 - 40			
1 - 20			
0 - 0			

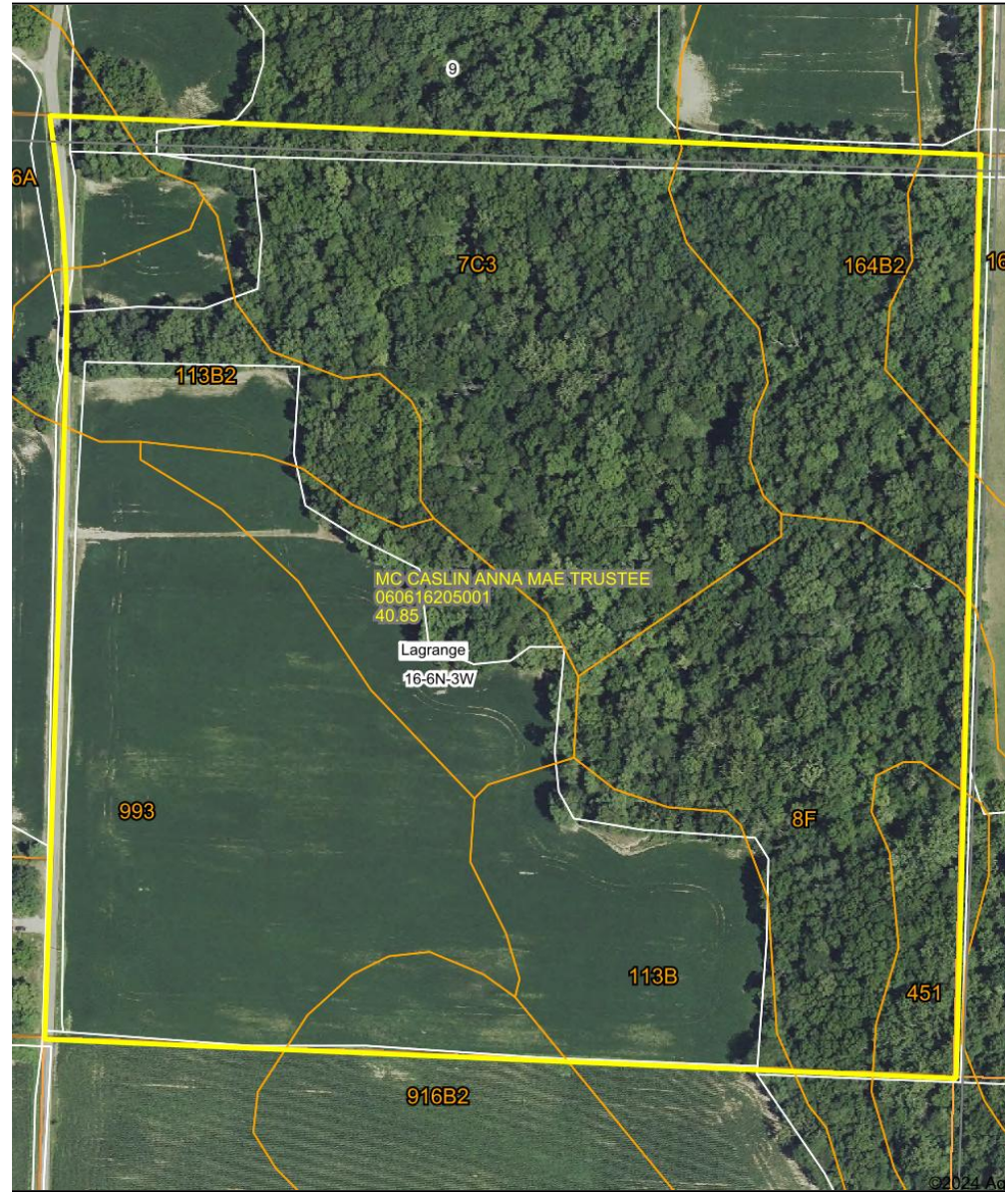
Std. Dev: **5.9**
 Mean: **75.2**
 Max: **87**
 Min: **53**
 Max NDVI Dates:
 Start: 5/1
 End: 10/27

Map Center: 38° 58' 20.82, -89° 25' 51.95
 State: IL
 County: Bond
 Location: 16-6N-3W
 Township: Lagrange

Elevation (feet)
 Min: 546.6
 Max: 580.6
 Range: 34.0
 Mean: 570.9
 Std. Dev: 7.4



Aerial Map



Map Center: 38° 58' 20.82, -89° 25' 51.95

0ft 247ft

16-6N-3W
Bond County
Illinois



provided by Farm Service Agency as of 5/21/2008.

10/16/2024