

ONLINE ONLY FARMLAND AUCTION

39.94± AC MARTINI ROAD, WATERLOO, IL 62298

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ WEDNESDAY, DECEMBER 11, 2024

VIEWING: SUNDAY, DECEMBER 8 ~ 12-2PM

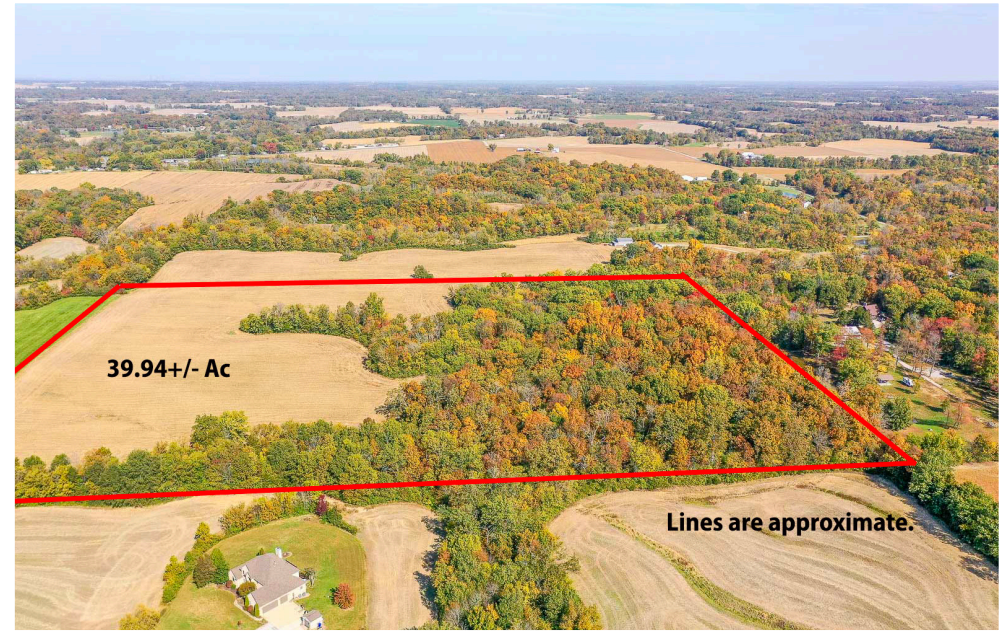
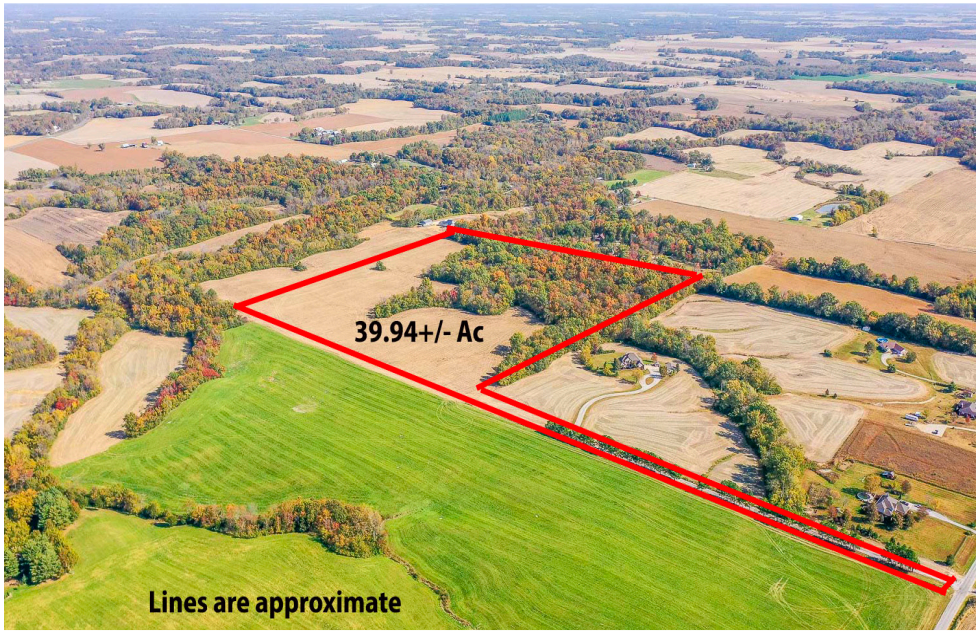
For Online Bidding Visit: AdamsAuctions.HiBid.com

39.94± AC PARCEL
35± TILLABLE ACRES
RESIDENTIAL
POTENTIAL

39.94+/- Ac

Lines are approximate.

GENERAL INFORMATION & AUCTION TERMS



39.94± AC

TOTAL LOT SIZE

MA2 - AGRICULTURE/RESIDENTIAL

ZONING

\$426

TOTAL '23 TAXES

Start or expand a farming operation with these 39.94± acres of mixed-use land in Waterloo, IL! The property sits directly off Martini Road and is accessed by a dirt road leading to the main field. The property is located within the Monroe County Zoning Jurisdiction and is Zoned MA2 Agriculture/Single Family Residential. Any other use not permitted within the zoning code would need to be approved by Monroe County. The property consists of 35.56± acres tillable 21.08± acres in woods that could be used for recreational purposes. While the property is best suited for private well and sewer, electric is available near the property.

PARCEL NUMBERS

P.I.N	Size	Amount
08-21-200-001-000	39.94± Ac.	\$426

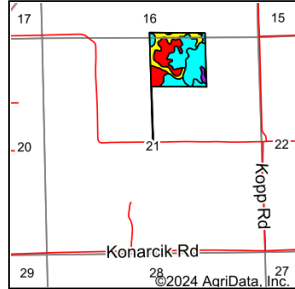
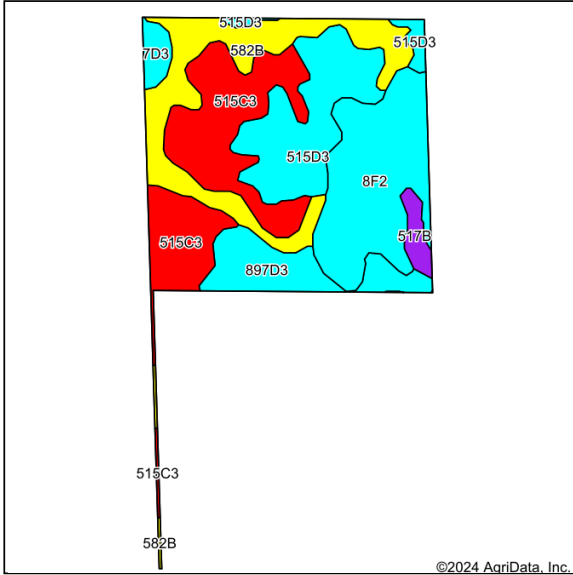
Terms: \$20,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days + 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

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.



Soils Map



State: **Illinois**
 County: **Monroe**
 Location: **21-2S-9W**
 Township: **Precinct 7**
 Acres: **40.74**
 Date: **11/4/2024**



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Soils data provided by USDA and NRCS.

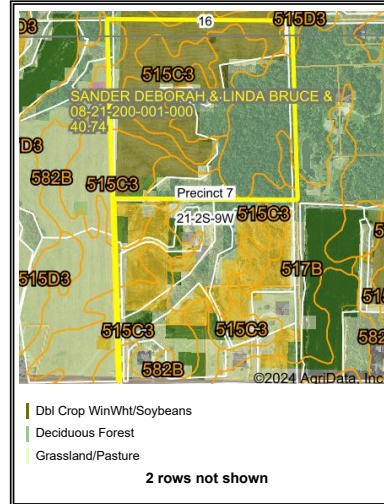
Area Symbol: IL133, Soil Area Version: 16													
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	n NCCPI Soybeans
**515C3	Bunkum silty clay loam, 5 to 10 percent slopes, severely eroded	10.64	26.0%		FAV	**126	**43	**48	0	**97	**3.40		**95
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	9.12	22.4%		FAV	**82	**28	**34	**38	0	**2.70		**63
**582B	Homen silt loam, 2 to 5 percent slopes	7.66	18.8%		FAV	**149	**47	**55	0	**113	**3.80		**108
**515D3	Bunkum silty clay loam, 10 to 18 percent slopes, severely eroded	7.80	18.7%		FAV	**115	**40	**44	0	**89	**3.10		**87

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

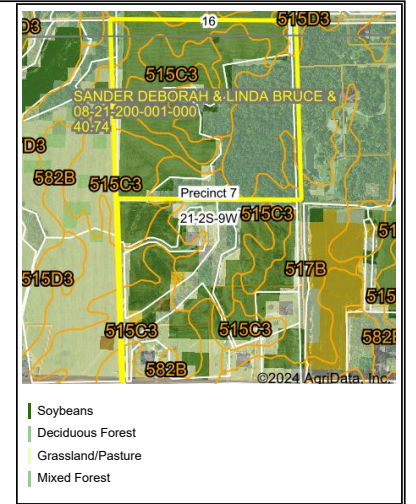
4 Year Crop History

Owner/Operator: Date: 11/4/2024
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

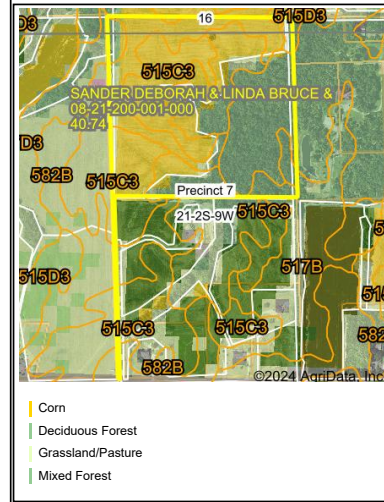
Crop Year: 2023



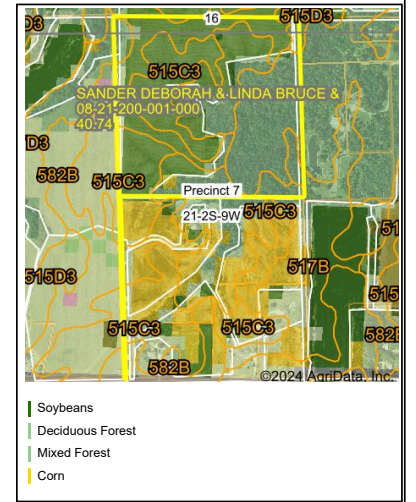
Crop Year: 2022



Crop Year: 2021



Crop Year: 2020



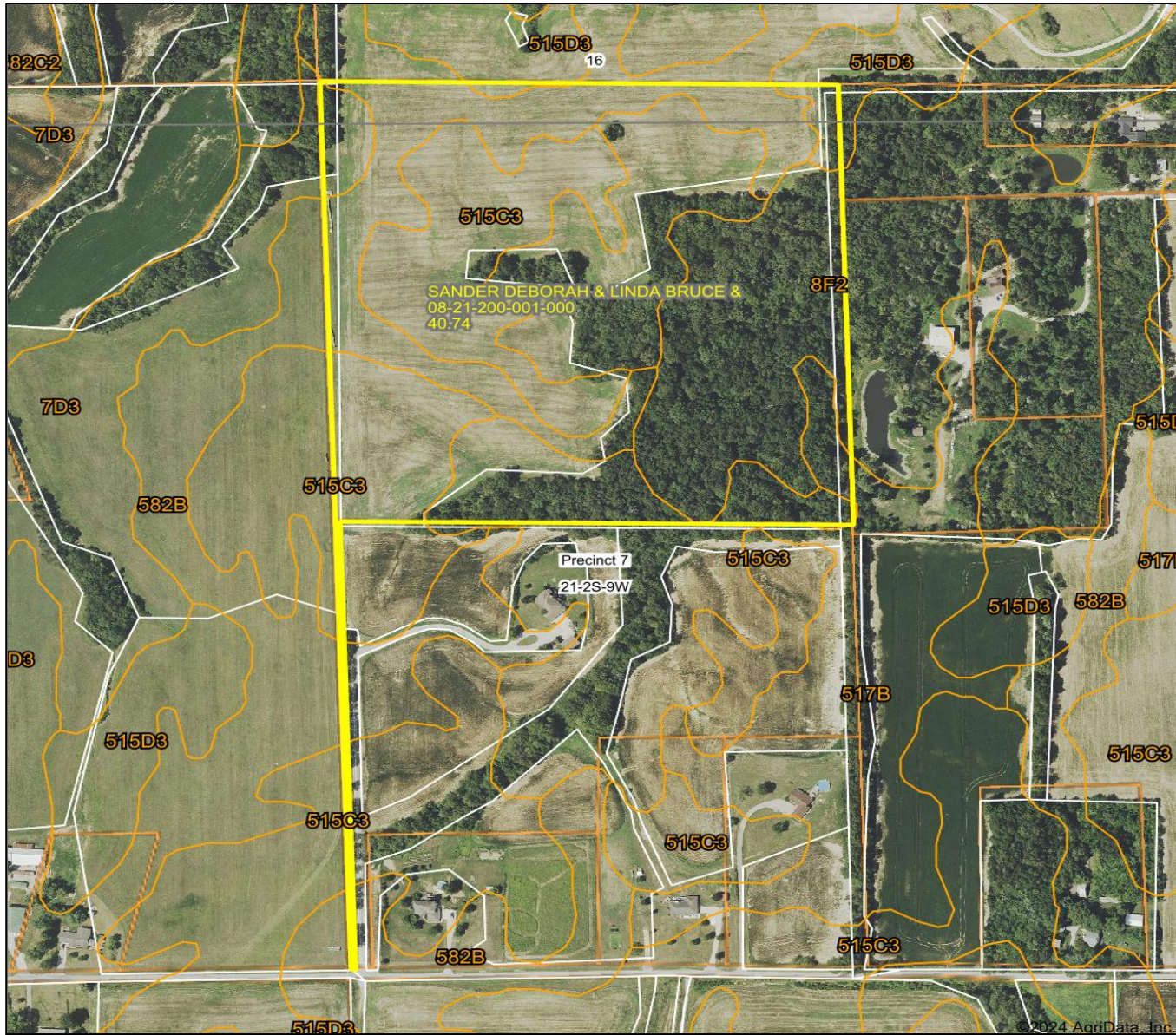
Boundary Center: 38° 20' 59.29, -90° 5' 52.68

State: IL County: Monroe
 Legal: 21-2S-9W Twnshp: Precinct 7



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

Aerial Map



Map Center: 38° 20' 59.29, -90° 5' 52.68

0ft 437ft 874ft

21-2S-9W
Monroe County
Illinois



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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11/4/2024

Field borders provided by Farm Service Agency as of 5/21/2008