

ONLINE ONLY FARMLAND AUCTION

TRACT #2 ~ 24.89± Ac. Idler Lane, Greenville, IL. 62246



618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 6PM ~ THURSDAY, FEBRUARY 27, 2025

For Online Bidding Visit: AdamsAuctions.HiBid.com

24.89± AC PARCEL
MOSTLY TILLABLE
RESIDENTIAL
POTENTIAL

Tract #2 ~ 24.89+/- Ac

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



24.89± AC

TOTAL LOT SIZE

A1 - AGRICULTURE

ZONING

\$664

TOTAL '23 TAXES

Tract #2 ~ Start/Expand your farming operation or build your dream home with these 24.89± acres of mostly tillable ground in Greenville, IL! The property sits directly off Idler Lane just outside Greenville City limits. The property is located within the Bond County Zoning Jurisdiction and is Zoned A-1 Agriculture but could be used for residential purposes. Public utilities are available and could be installed on the property by the new owner. Additionally, Tract #1 ~ 97.8± acres and Tract #3 ~ 5.0± acres are being offered and could be purchased separately.

**** Bond County requires a minimum of 5 acres to build any dwelling ****

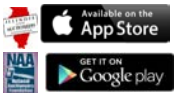
PARCEL NUMBERS

| P.I.N | Size | Amount |
|------------------|------------|--------|
| 05-30-01-301-003 | 24.89± Ac. | \$664 |

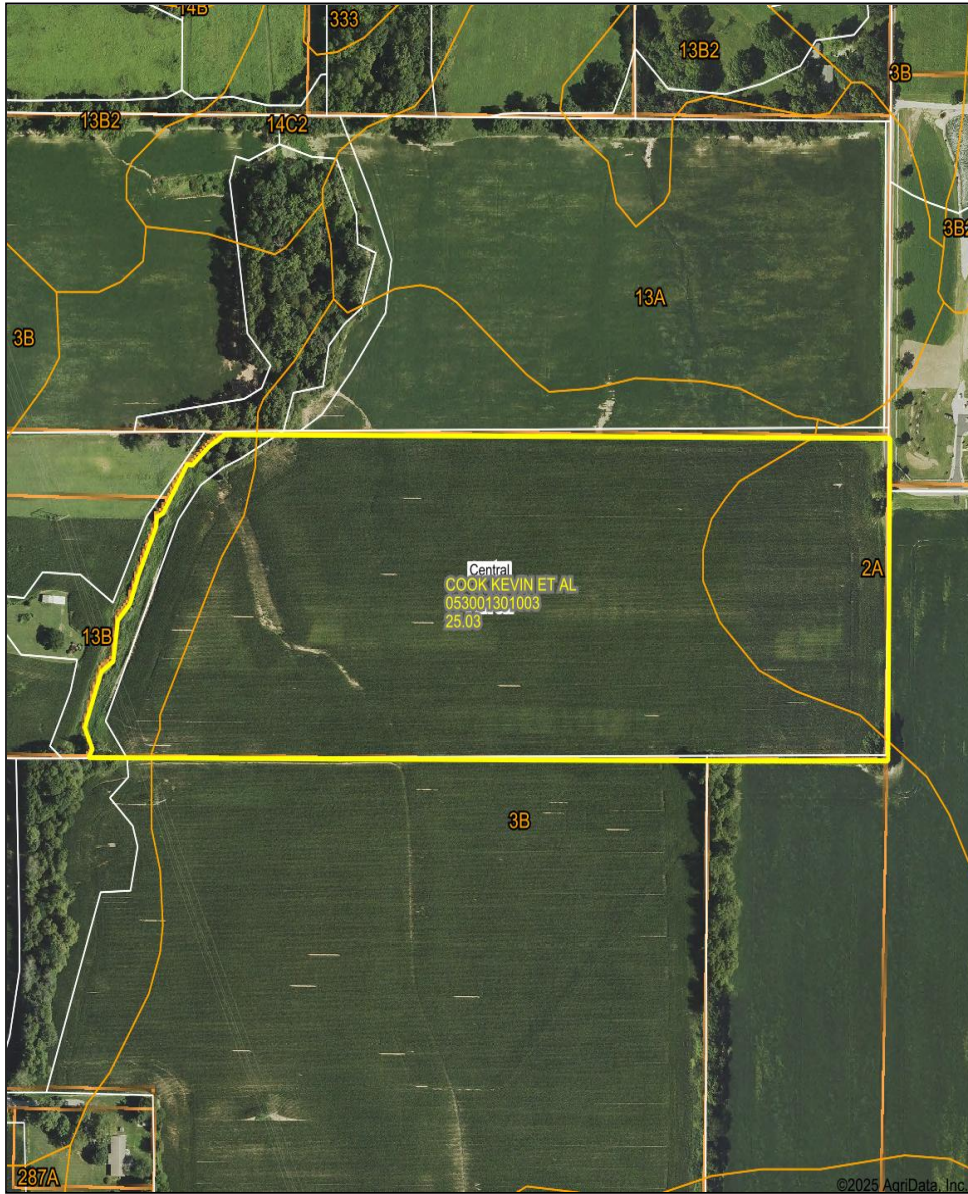
Terms: \$25,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

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.



Aerial Map



Map Center: 38° 54' 31.53, -89° 23' 6.99

0ft 324ft 648ft



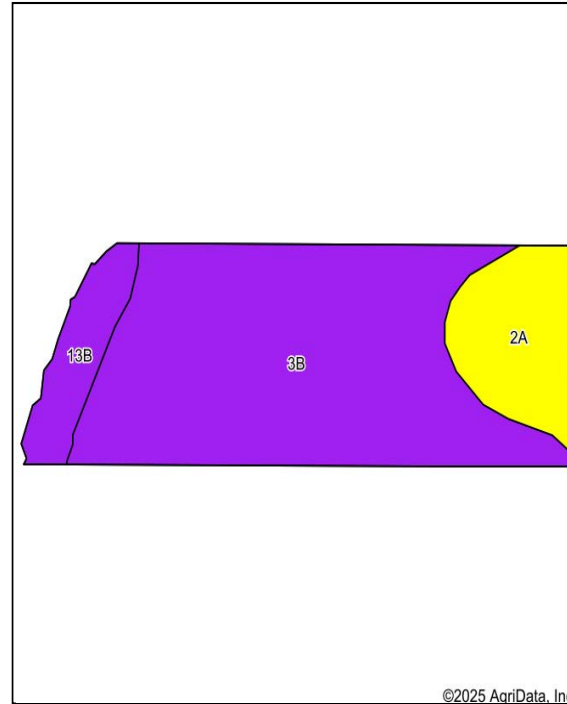
1-5N-3W
Bond County
Illinois

1/20/2025

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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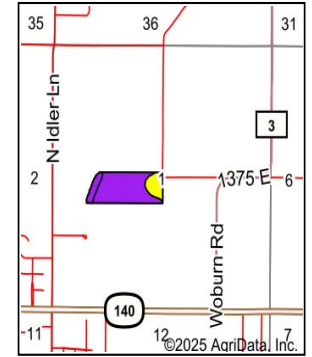
Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



©2025 AgriData, Inc.

Soils data provided by USDA and NRCS.



State: **Illinois**
County: **Bond**
Location: **1-5N-3W**
Township: **Central**
Acres: **25.03**
Date: **1/20/2025**



| Area Symbol: IL005, Soil Area Version: 20 | | | | | | | | | | | | | |
|---|---|-------|------------------|-------------------------------------|-------------------|--------------|---------------|-------------|-------------|----------------|-------------------------|--|-----------------------------|
| Code | Soil Description | Acres | Percent of field | II. 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 |
| **3B | Hoyleton silt loam, 2 to 5 percent slopes | 18.41 | 73.6% | | FAV | **145 | **46 | **57 | 0 | **113 | **4.60 | **107 | 63 |
| 2A | Cisne silt loam, 0 to 2 percent slopes | 4.23 | 16.9% | | FAV | 149 | 46 | 59 | 0 | 113 | 4.60 | 109 | 71 |
| **13B | Bluford silt loam, 2 to 5 percent slopes | 2.39 | 9.5% | | FAV | **135 | **44 | **54 | 0 | **109 | **3.40 | **100 | 62 |
| Weighted Average | | | | | | 144.7 | 45.8 | 57.1 | * | 112.6 | 4.5 | 106.7 | ⁿ 64.3 |

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 II. Soils EFOTG

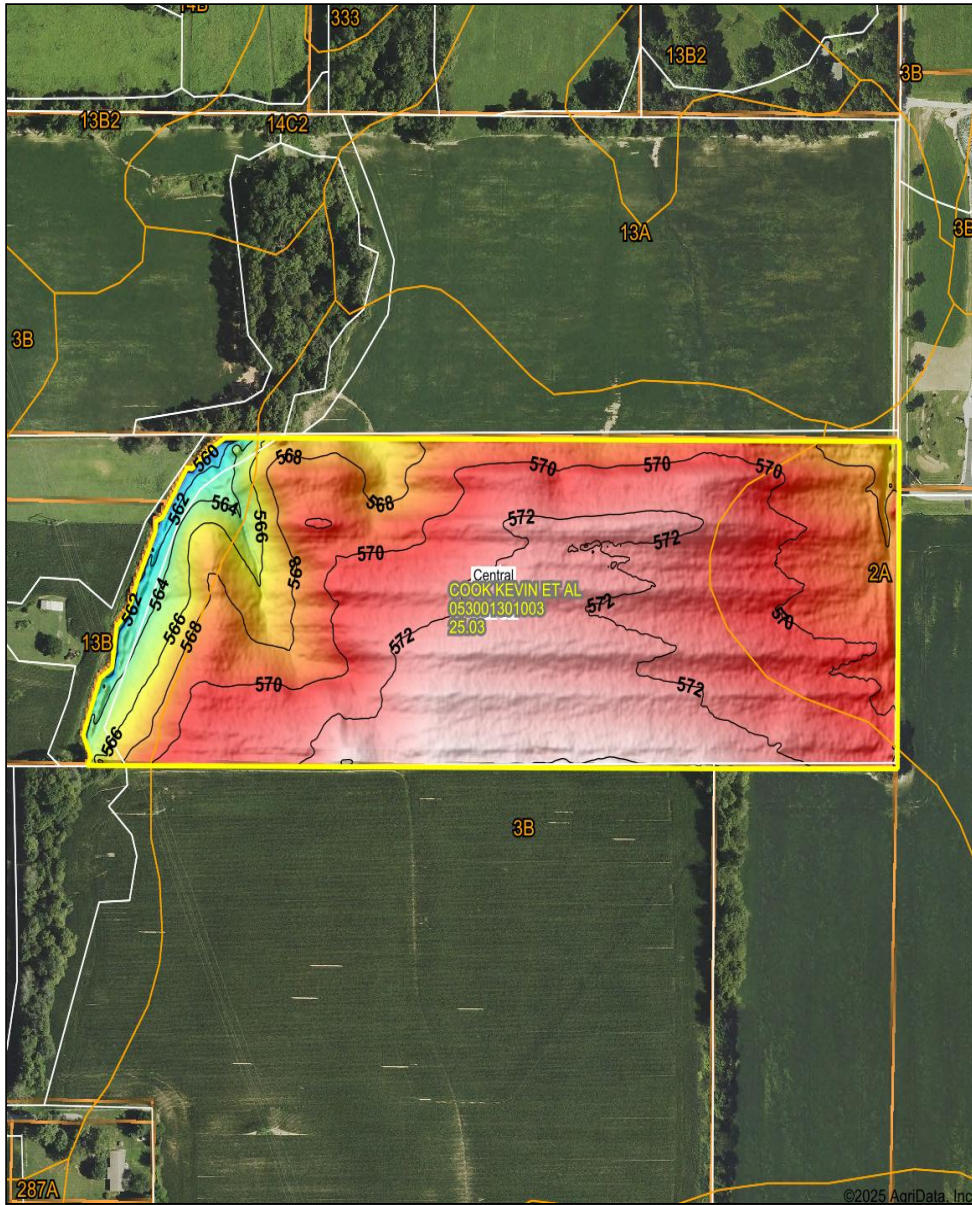
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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"

Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 2
Min: 557.8
Max: 574.3
Range: 16.5
Average: 570.2
Standard Deviation: 2.49 ft

0ft 322ft 645ft

1-5N-3W
Bond County
Illinois
1/20/2025
Boundary Center: 38° 54' 31.53, -89° 23' 6.99

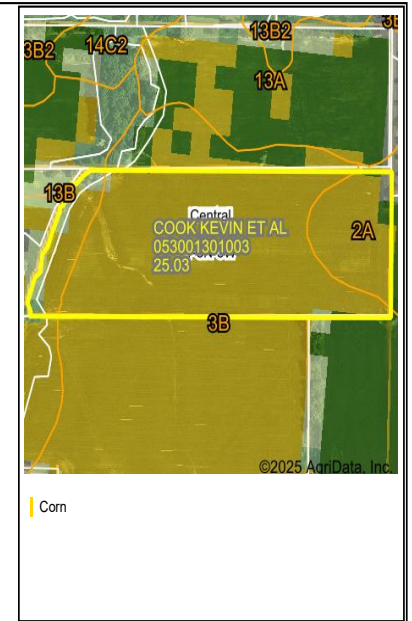
Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008

4 Year Crop History

Owner/Operator: Date: 1/20/2025
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

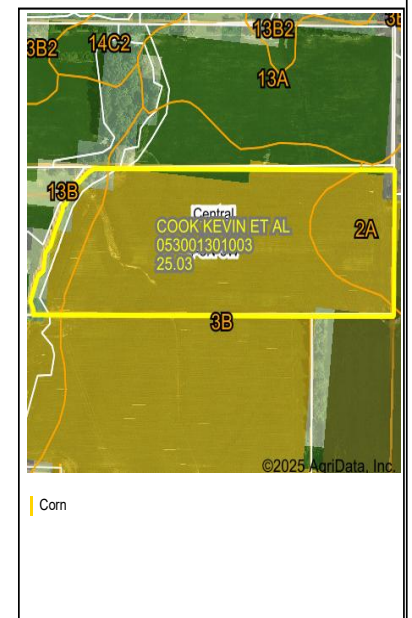
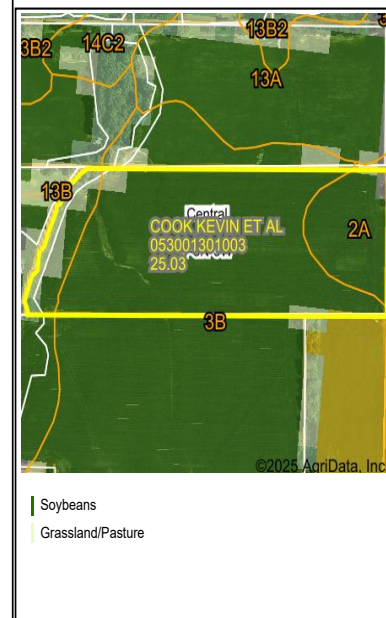
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 38° 54' 31.53, -89° 23' 6.99
 State: IL County: Bond

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