

ONLINE ONLY FARMLAND AUCTION

TRACT #3 ~ 5.0± Ac. Larch 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

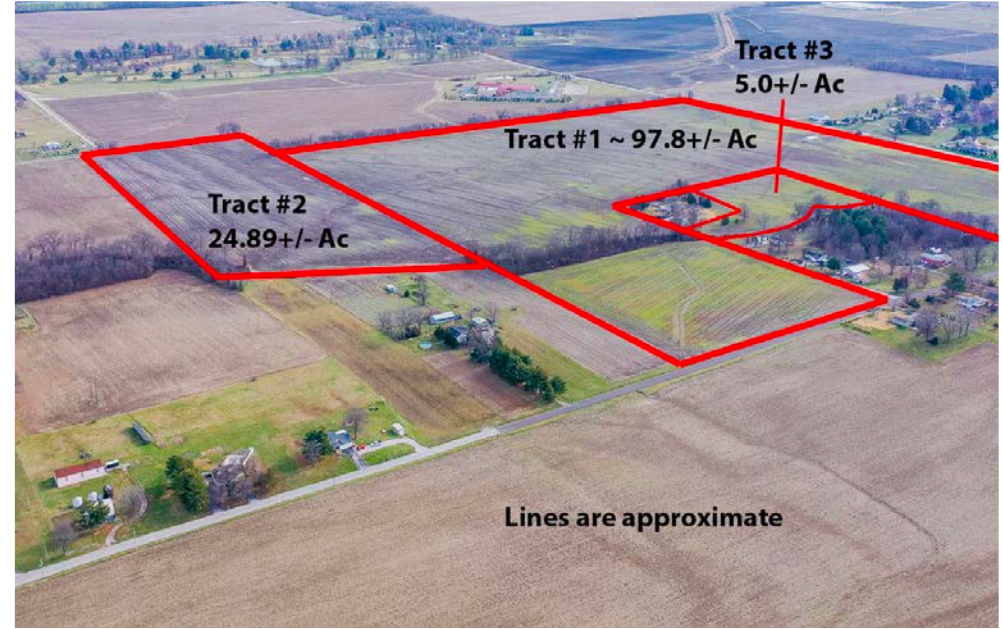
5.0± AC PARCEL
MOSTLY TILLABLE GROUND
ZONED A-1 AGRICULTURE

Tract #3
5.0+/- Ac

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



5.0± AC

TOTAL LOT SIZE

A1 - AGRICULTURE

ZONING

\$153

TOTAL '23 TAXES

Tract #3 ~ Do not miss your chance to bid on and own these 5.0± acres in Greenville, IL! The property is currently used as tillable farmland and is situated directly off Larch Lane just outside Greenville City limits within the Bond County Zoning Jurisdiction. These 5.0± Ac are currently Zoned A-1 Agriculture. Public utilities are available along North Iler Lane, however, no tap on fees have been paid. Additionally, Tract #1 ~ 97.8± acres and Tract #2 ~ 24.89± acres are available and could be bid on and purchased separately.

**** Survey to be done prior to closing in the event of multiple buyers ****

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

PARCEL NUMBERS

P.I.N	Size	Amount
05-30-01-302-008	5.0± Ac.	\$153

Terms: \$10,000 Down Day of Sale on Real Estate

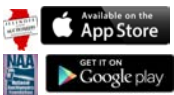
Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

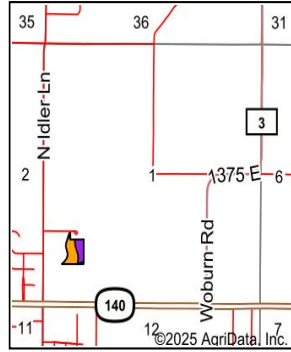
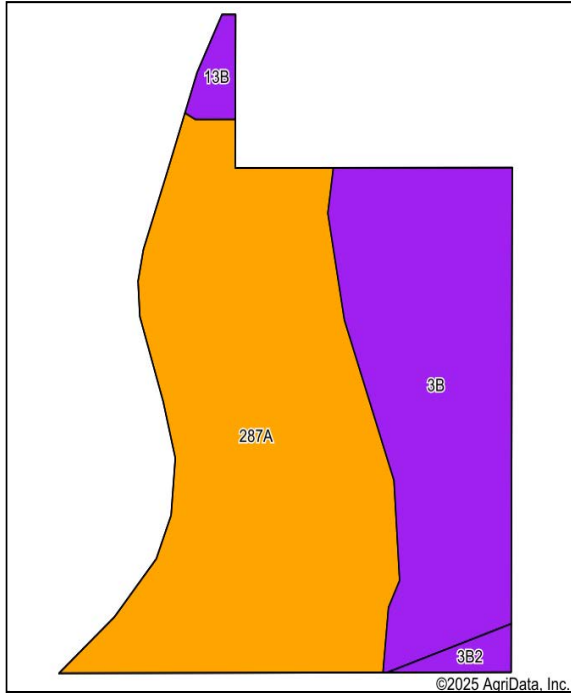
Any announcement made day of sale takes precedence over any printed material

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: **Bond**
 Location: **1-5N-3W**
 Township: **Central**
 Acres: **5.11**
 Date: **1/21/2025**



Soils data provided by USDA and NRCS.

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	Grass-legume e	Crop productivity index for optimum management	*n NCCPI Soybeans
**287A	Chauncey silt loam, 0 to 3 percent slopes	3.06	59.8%		FAV	**159	**50	**62	0	**116	**4.80	**118	73
**3B	Hoyleton silt loam, 2 to 5 percent slopes	1.87	36.6%		FAV	**145	**46	**57	0	**113	**4.60	**107	63
**13B	Bluford silt loam, 2 to 5 percent slopes	0.10	2.0%		FAV	**135	**44	**54	0	**109	**3.40	**100	62
**3B2	Hoyleton silt loam, 2 to 5 percent slopes, eroded	0.08	1.6%		FAV	**139	**44	**55	0	**108	**4.40	**103	57
Weighted Average						153.1	48.3	59.9	*	114.6	4.7	113.4	*n 68.9

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>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

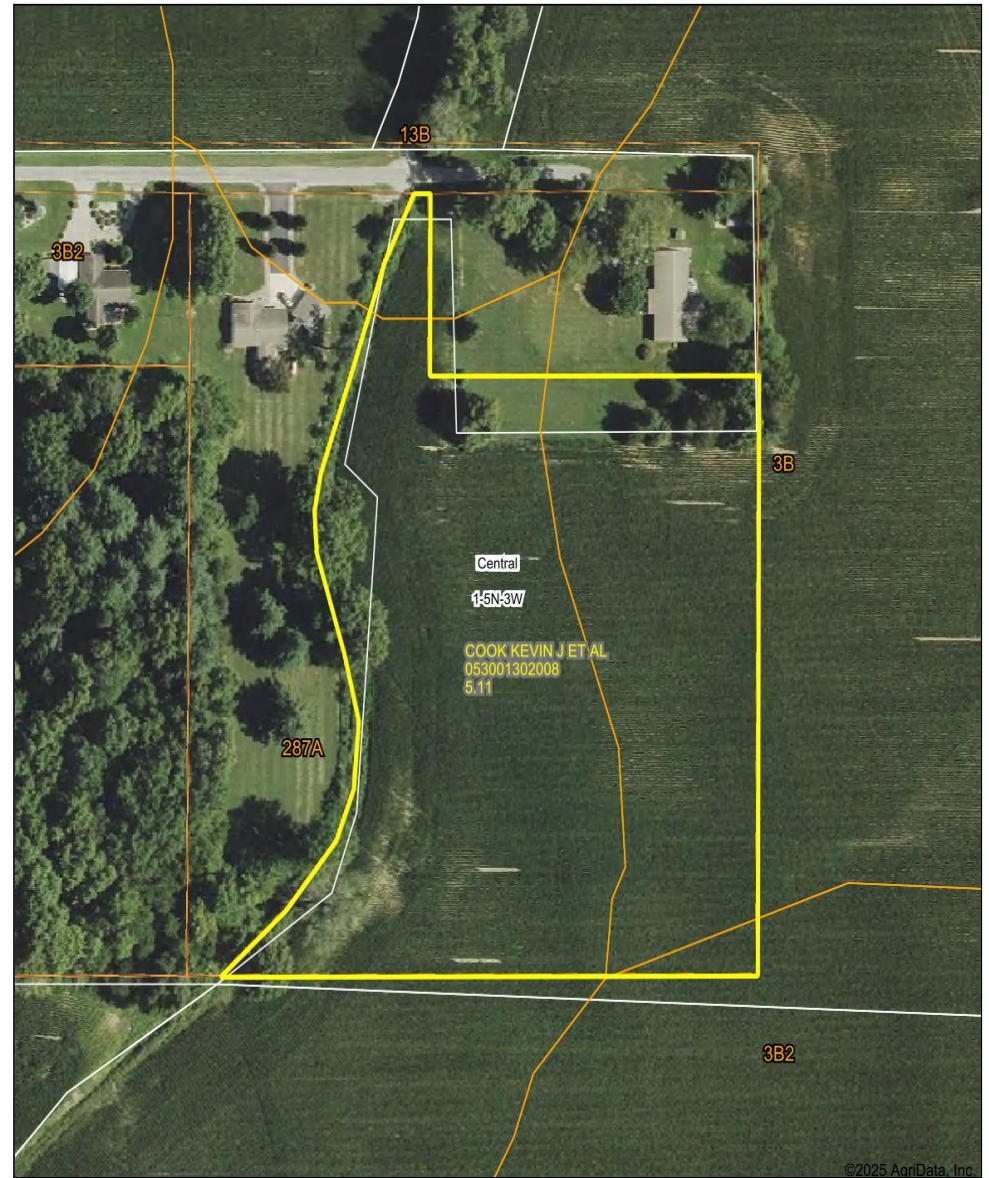
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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"

Aerial Map



Map Center: 38° 54' 18.34, -89° 23' 19.77

0ft 138ft 277ft



1-5N-3W
Bond County
Illinois



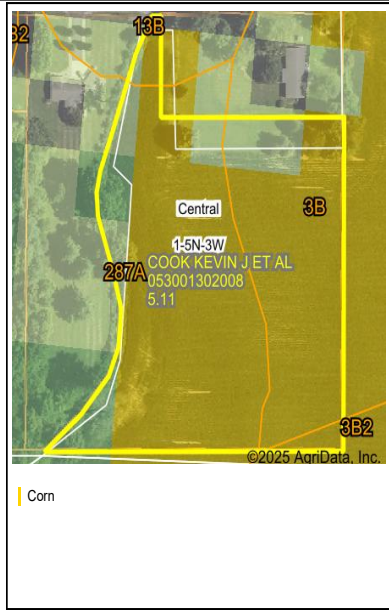
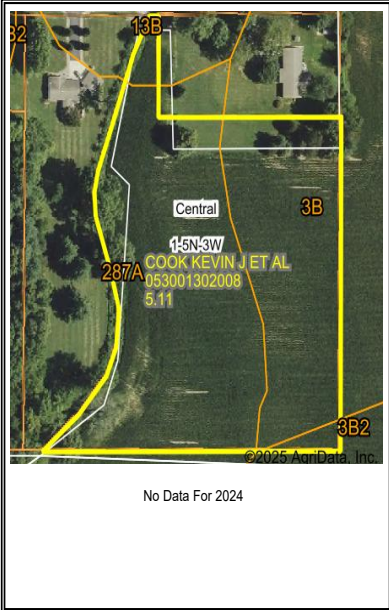
1/21/2025

4 Year Crop History

Owner/Operator: _____ Date: 1/21/2025
 Address: _____ Farm Name: _____
 Address: _____ Field ID: _____
 Phone: _____ Acct. #: _____

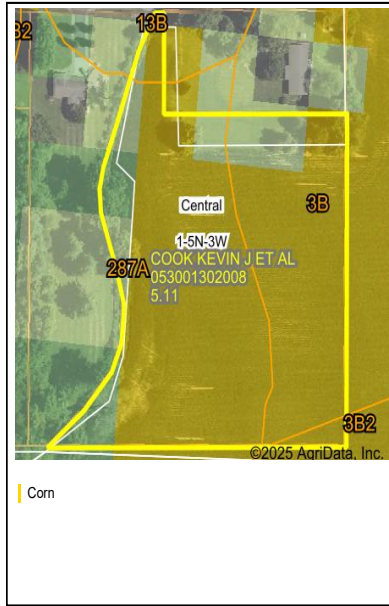
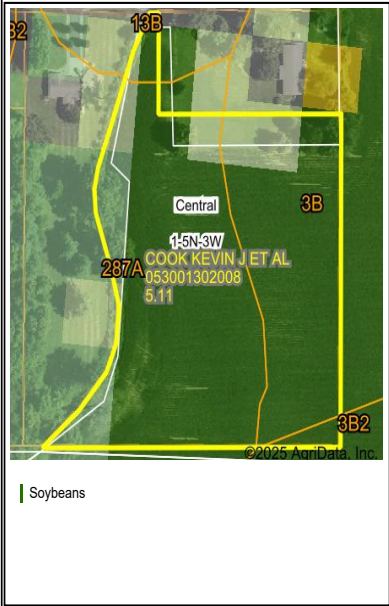
Crop Year:

Crop Year:



Crop Year:

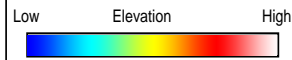
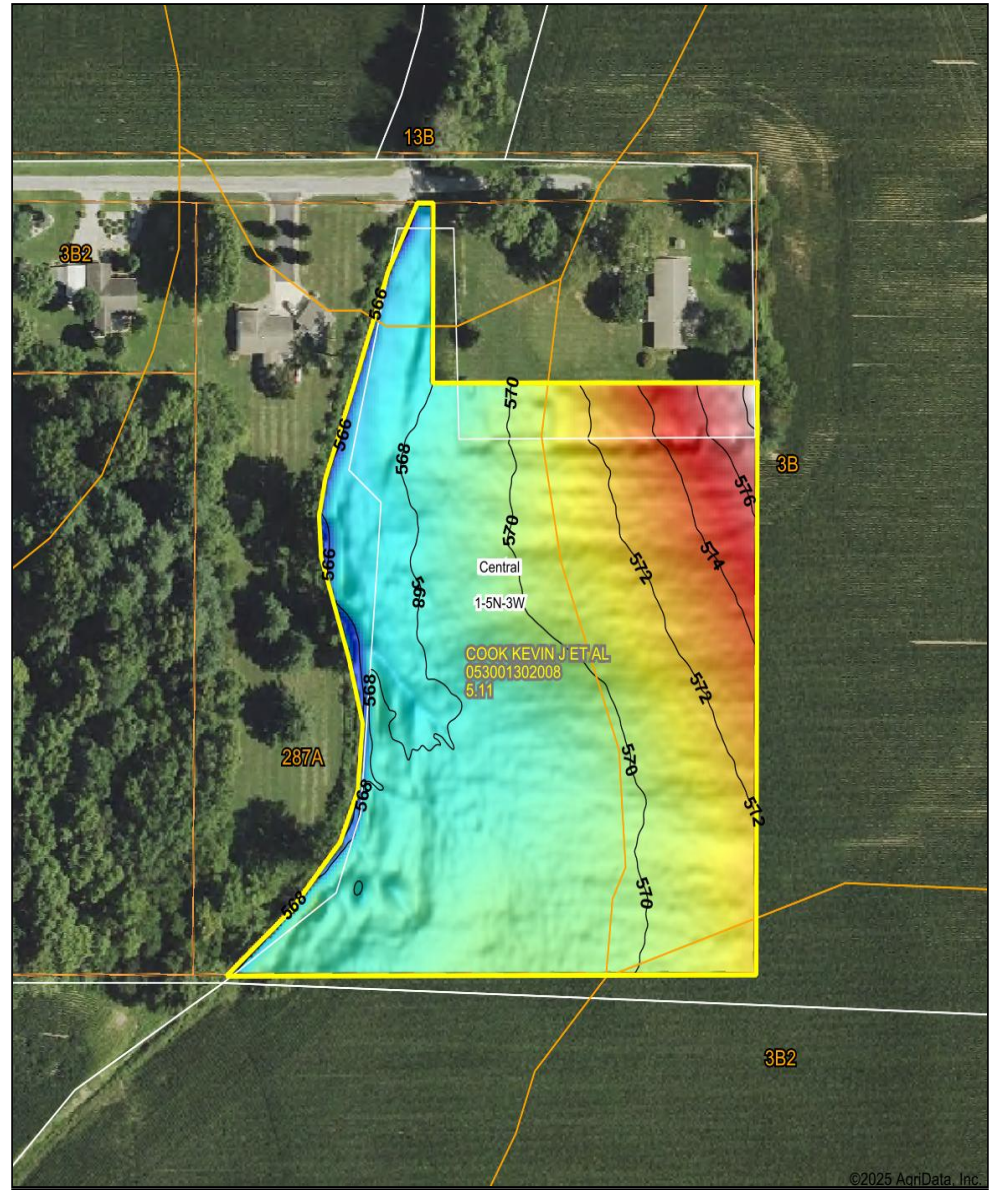
Crop Year:



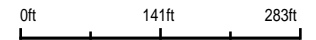
Boundary Center: 38° 54' 18.34, -89° 23' 19.77
 State: IL County: Bond
 Legal: 1-5N-3W Twnshp: Central



Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 2
 Min: 564.0
 Max: 578.4
 Range: 14.4
 Average: 569.9
 Standard Deviation: 2.17 ft



1-5N-3W
 Bond County
 Illinois

Boundary Center: 38° 54' 18.34, -89° 23' 19.77



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