

# ONLINE ONLY FARMLAND AUCTION

TRACT #3 ~ 4.93± Ac. Larch Lane, Greenville, IL. 62246

**Adam's**  
Auction & Real Estate Services, Inc.

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Adam Jokisch  
Mobile (618) 530-8751

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

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**4.93± AC PARCEL**  
**MOSTLY TILLABLE GROUND**  
**RESIDENTIAL POTENTIAL**

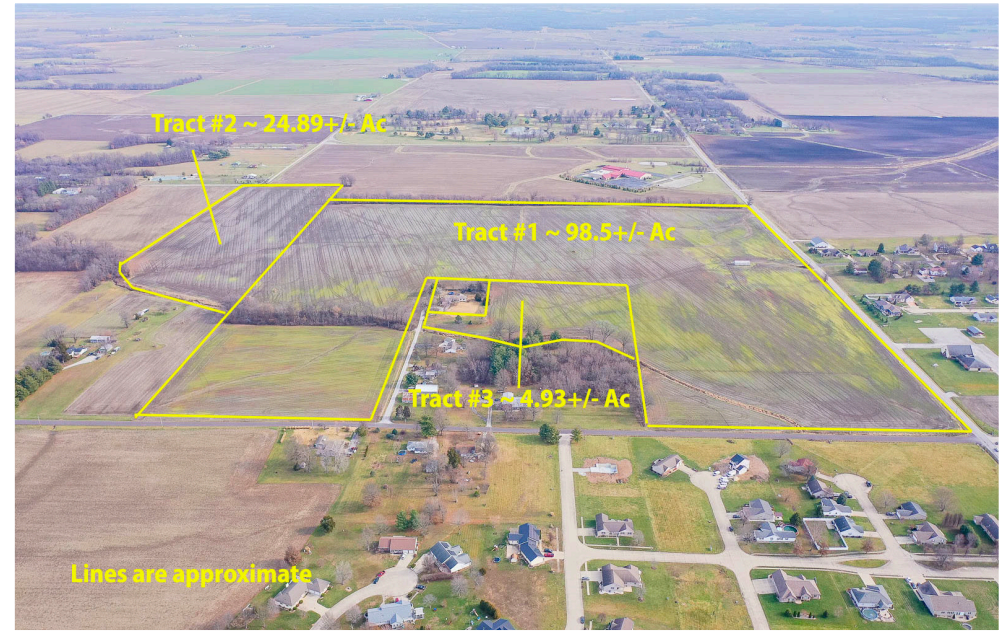
Tract #3 ~ 4.93+/- Ac

Lines are approximate.





# GENERAL INFORMATION & AUCTION TERMS



**4.93± AC**  
TOTAL LOT SIZE

**A1 - AGRICULTURE**  
ZONING

**\$153**  
TOTAL '23 TAXES

Tract #3 ~ Build your dream home on these 4.93± acres! 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 4.93± Ac are currently Zoned A-1 Agriculture. Public utilities are available along North Idler Lane however, no tap on fees have been paid. You could also install a private sewer system and propane. Additionally, Tract #1 ~ 98.5± acres and Tract #2 ~ 24.89± acres are available and could be bid on and purchased separately.

## PARCEL NUMBERS

P.I.N	Size	Amount
05-30-01-302-008	4.93± 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

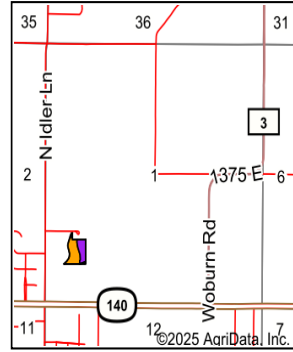
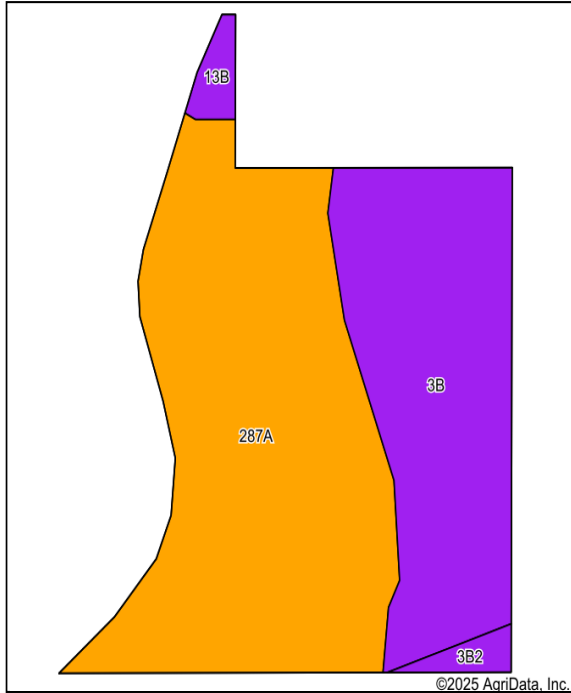
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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 Bu/A	Grass-legume e hay, T/A	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
<b>Weighted Average</b>						<b>153.1</b>	<b>48.3</b>	<b>59.9</b>	<b>*</b>	<b>114.6</b>	<b>4.7</b>	<b>113.4</b>	<b>*n 68.9</b>

**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

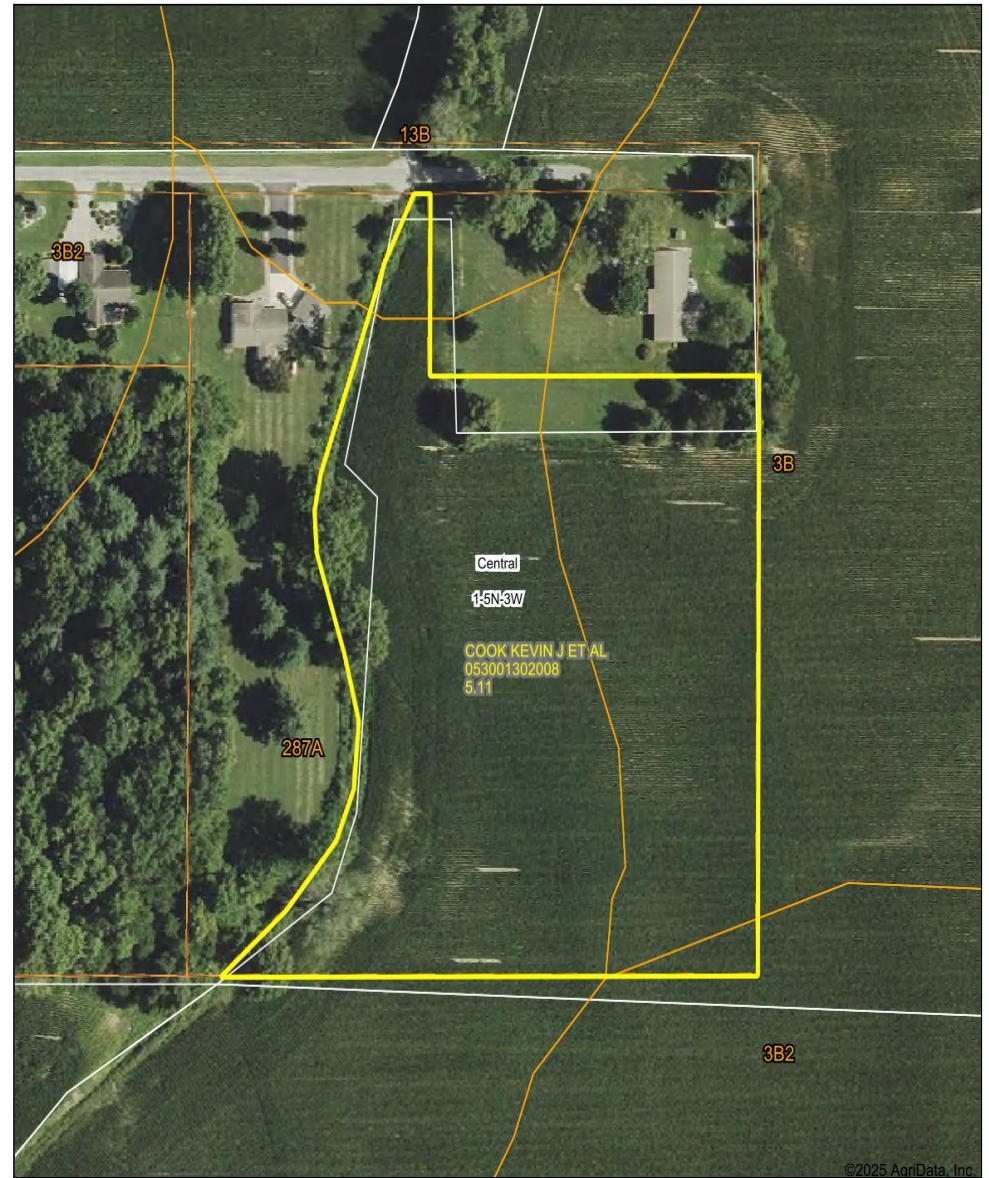
**b** Soils in the southern region were not rated for oats and are shown with a zero "0".

**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**



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1/21/2025

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



# 4 Year Crop History

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

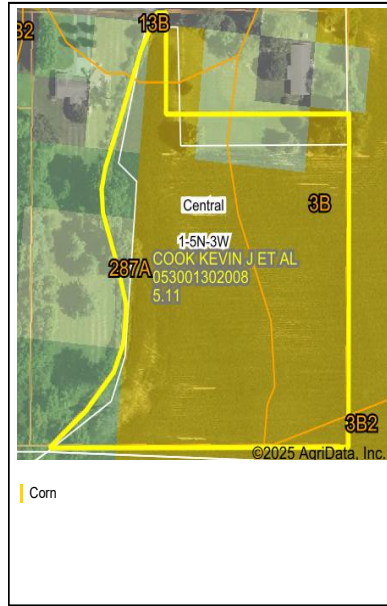
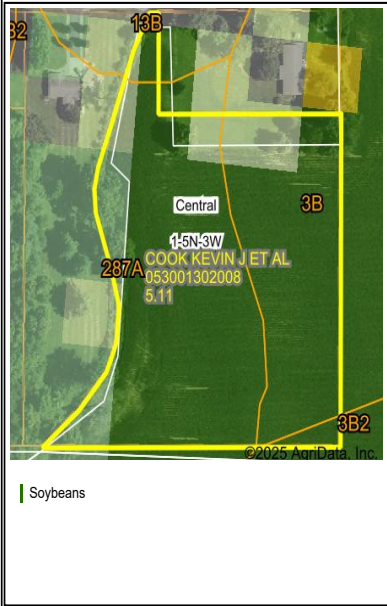
Crop Year:

Crop Year:



Crop Year:

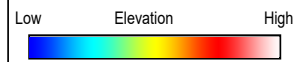
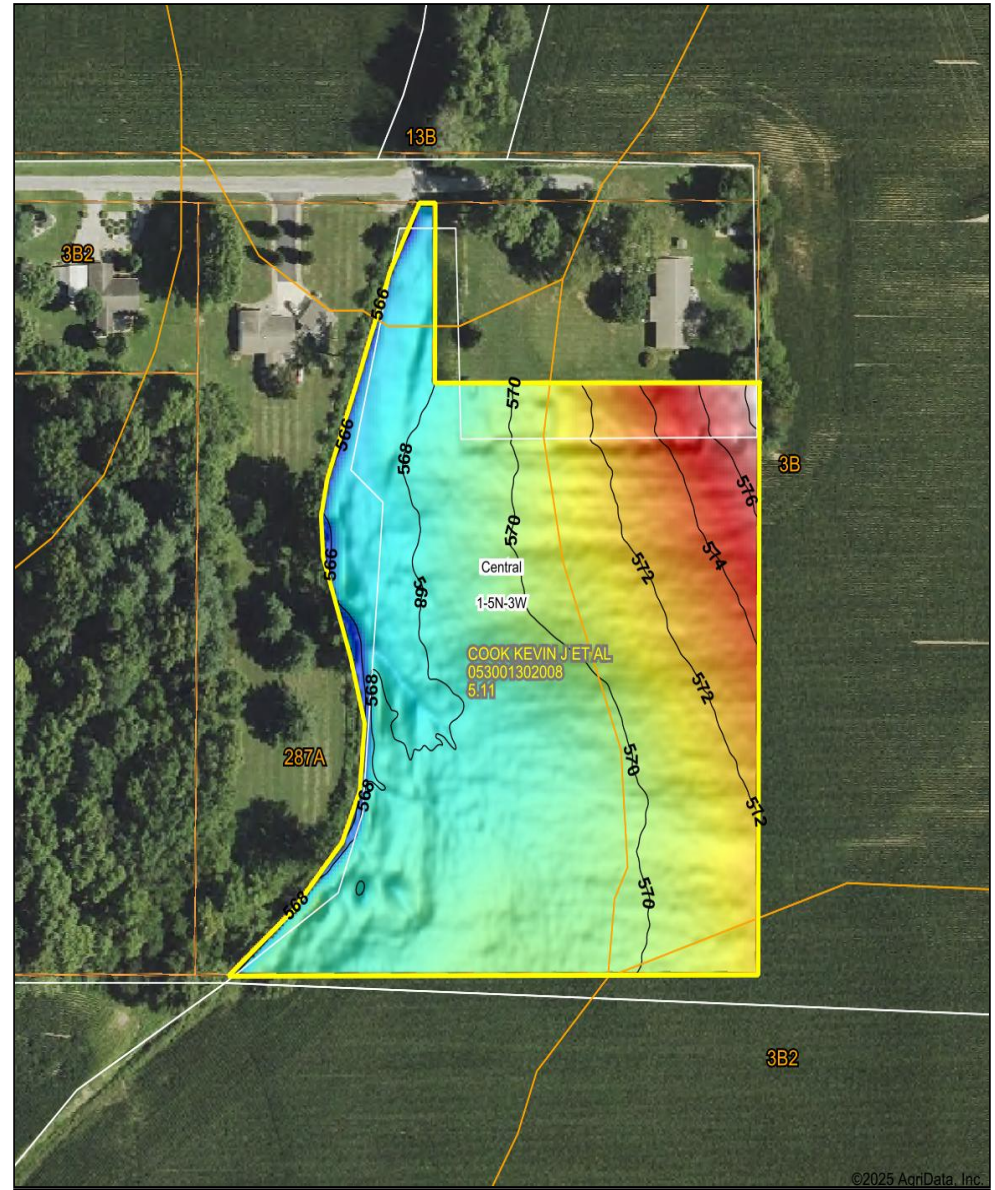
Crop Year:



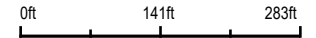
Boundary Center: 38° 54' 18.34, -89° 23' 19.77  
 State: IL County: Bond  
 Legal: 1-5N-3W Twnshp: Central



# 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

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