

ONLINE ONLY FARMLAND AUCTION

TRACT #1 ~ 97.8± 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

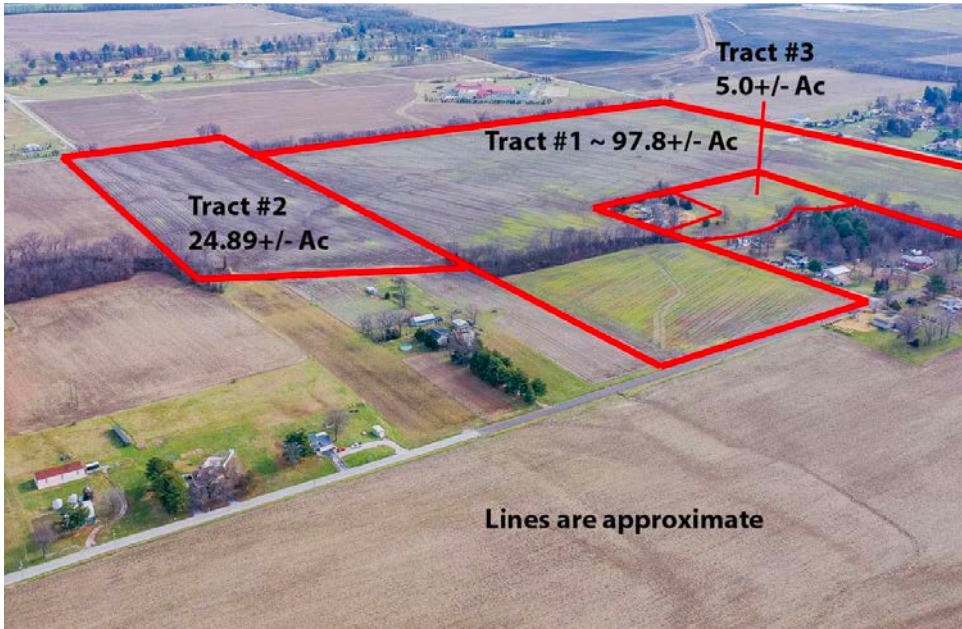
**97.8± AC PARCEL
MOSTLY TILLABLE GROUND
RESIDENTIAL POTENTIAL**

Tract #1 ~ 97.8+/- Ac

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



97.8± AC

TOTAL LOT SIZE

A1 - AGRICULTURE

ZONING

\$2,483

TOTAL '23 TAXES

Tract #1 ~ Start/Expand your farming operation with these 97.8± acres of mostly tillable ground in Greenville, IL or build your dream home! The property sits directly off Hwy. 140 and North Idler Lane and 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 #2 ~ 24.89± ac. and Tract #3 ~ 5.0± ac are being sold and could be purchased separately. **** Survey to be done prior to closing in the event of multiple buyers ****

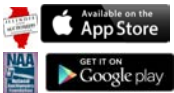
**** Bond County requires a minimum of 5 acres to build any dwelling ****

PARCEL NUMBERS

| P.I.N | Size | Amount |
|------------------|-----------|---------|
| 05-30-01-302-001 | 97.8± Ac. | \$2,483 |

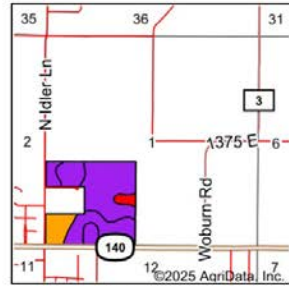
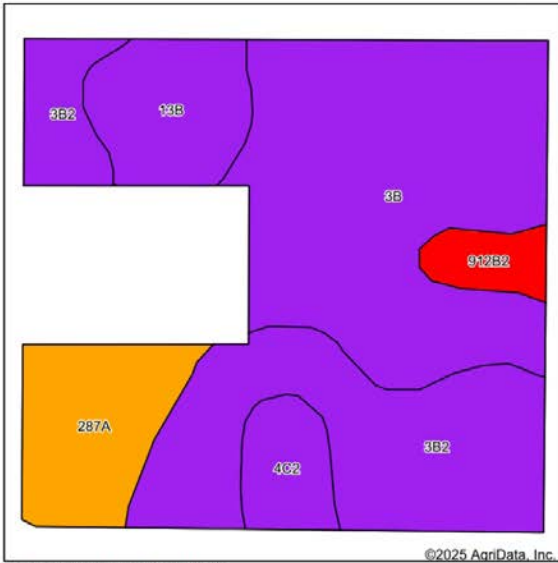
Terms: \$50,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days + 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material

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: 95.02
 Date: 1/20/2025



Soils data provided by USDA and NRCS.

Area Symbol: IL005, Soil Area Version: 20

| 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-legume e hay, T/A | Crop productivity index for optimum management | *n NCCPI Soybeans |
|-------------------------|--|-------|------------------|-------------------------------------|-------------------|--------------|---------------|-------------|-------------|----------------|-------------------------|--|-------------------|
| **3B | Hoyleton silt loam, 2 to 5 percent slopes | 38.39 | 40.3% | | FAV | **145 | **46 | **57 | 0 | **113 | **4.60 | **107 | 63 |
| **3B2 | Hoyleton silt loam, 2 to 5 percent slopes, eroded | 28.56 | 30.1% | | FAV | **139 | **44 | **55 | 0 | **108 | **4.40 | **103 | 57 |
| **287A | Chauncey silt loam, 0 to 3 percent slopes | 10.92 | 11.5% | | FAV | **159 | **50 | **62 | 0 | **116 | **4.80 | **118 | 73 |
| **13B | Bluford silt loam, 2 to 5 percent slopes | 9.18 | 9.7% | | FAV | **135 | **44 | **54 | 0 | **109 | **3.40 | **100 | 62 |
| **4C2 | Richview silt loam, 5 to 10 percent slopes, eroded | 4.83 | 5.1% | | FAV | **141 | **45 | **56 | 0 | **109 | **3.60 | **103 | 70 |
| **912B2 | Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded | 3.14 | 3.3% | | FAV | **124 | **42 | **48 | 0 | **100 | **3.50 | **95 | 56 |
| Weighted Average | | | | | | 142.9 | 45.5 | 56.3 | 0 | 110.8 | 4.4 | 105.8 | *n 62.4 |

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 Il. 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"

4 Year Crop History

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

Crop Year: 2024

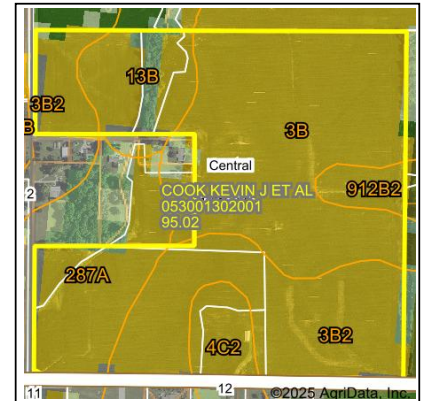
Crop Year: 2023



No Data For 2024

Crop Year: 2022

Crop Year: 2021



Boundary Center: 38° 54' 17.9, -89° 23' 14.52

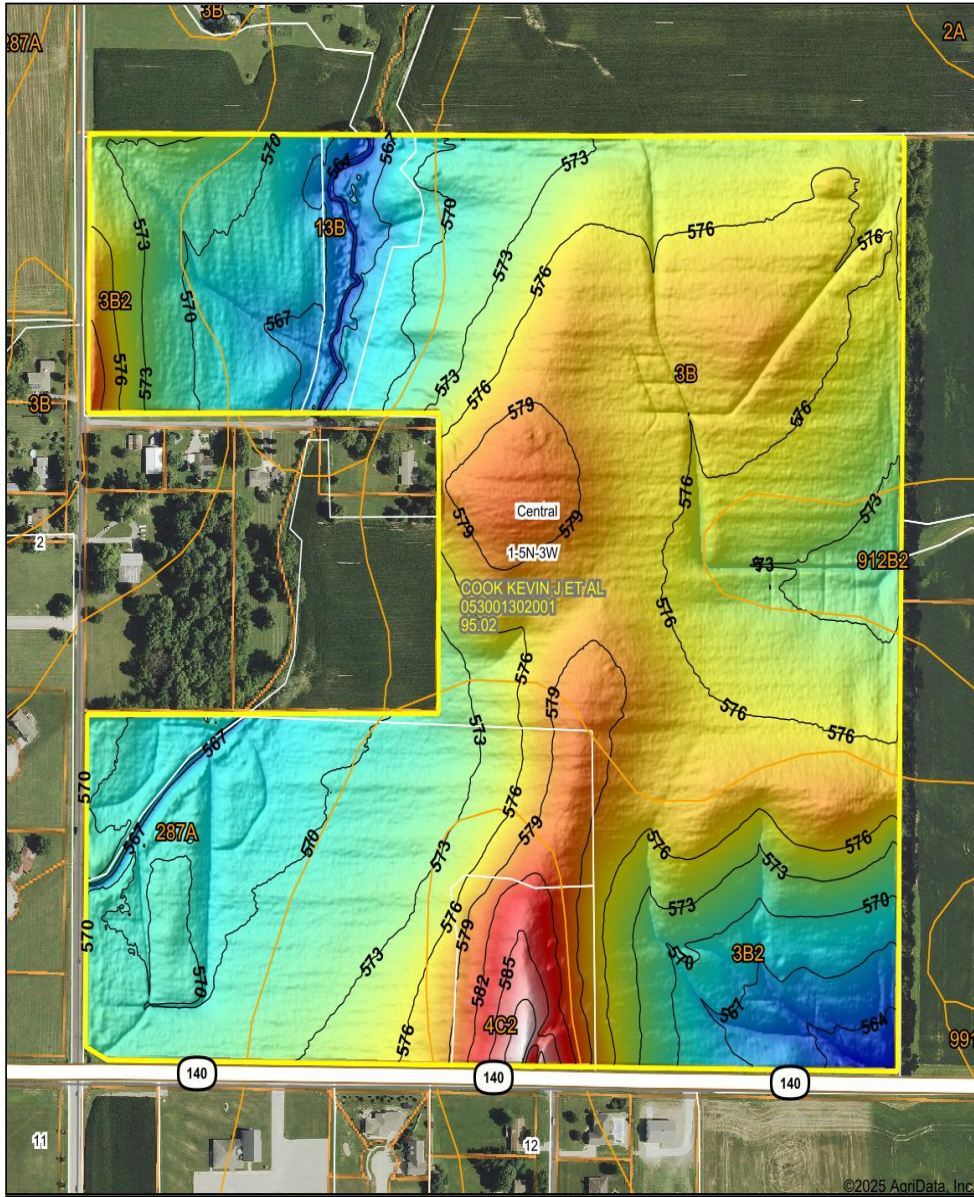
State: IL County: Bond

Legal: 1-5N-3W Twnshp: Central



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

Topography Hillshade



Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 561.7
Max: 590.1
Range: 28.4
Average: 573.8
Standard Deviation: 4.17 ft

0ft 388ft 777ft

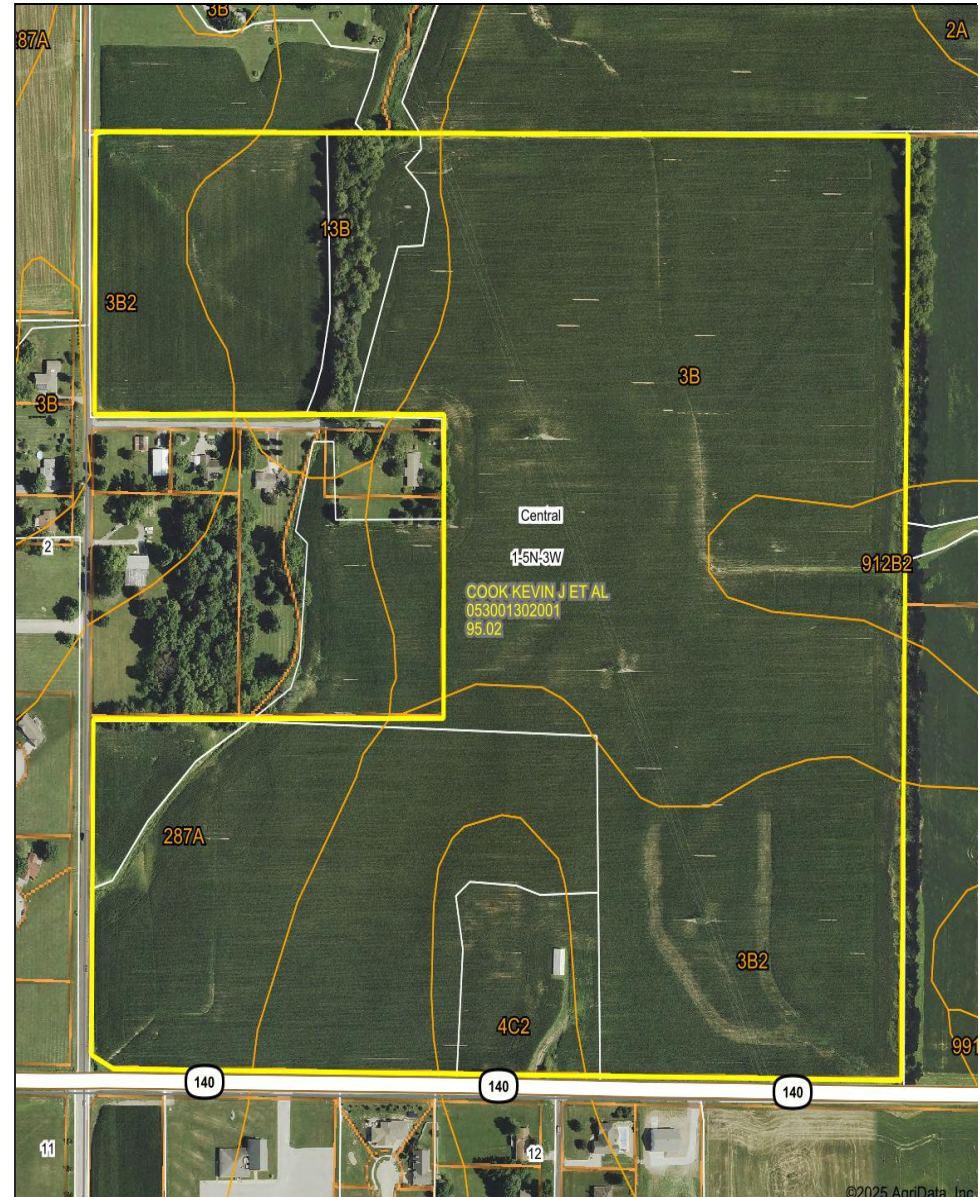
1-5N-3W
Bond County
Illinois

1/20/2025

Boundary Center: 38° 54' 17.9, -89° 23' 14.52

Maps Provided By: **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgrDataInc.com
Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 38° 54' 17.9, -89° 23' 14.52

0ft 388ft 772ft

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.