

# ONLINE ONLY FARMLAND AUCTION

TRACT #1 ~ 98.5± Ac. Larch Lane, Greenville, IL. 62246

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

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

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

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

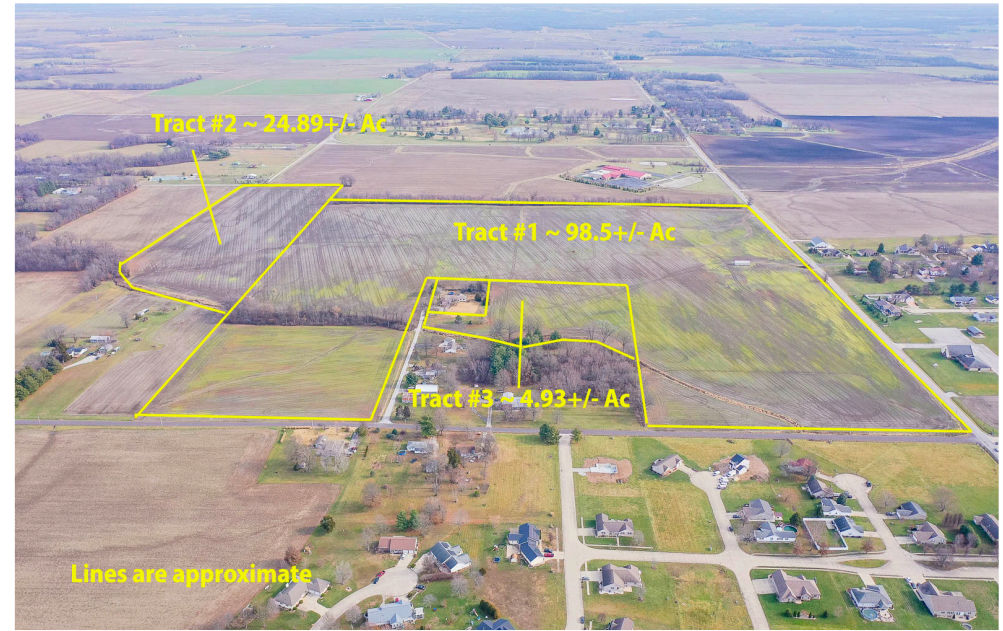
**98.5± AC PARCEL**  
**MOSTLY TILLABLE GROUND**  
**RESIDENTIAL POTENTIAL**

Lines are approximate.

Tract #1 ~ 98.5+/- Ac



# GENERAL INFORMATION & AUCTION TERMS



**98.5± AC**  
TOTAL LOT SIZE

**A1 - AGRICULTURE**  
ZONING

**\$2,483**  
TOTAL '23 TAXES

Tract #1 ~ Start/Expand your farming operation with these 98.5± acres of mostly tillable ground in Greenville, IL or build your dream home! The property sits directly off Hwy. 140 and North Idler Lane just outside the 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 ~ 4.93± ac are being sold and could be purchased separately.

## PARCEL NUMBERS

P.I.N	Size	Amount
05-30-01-302-001	98.5± Ac.	\$2,483

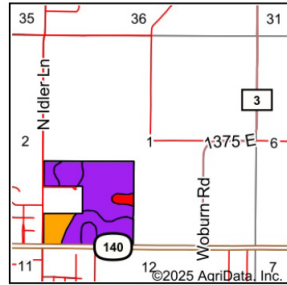
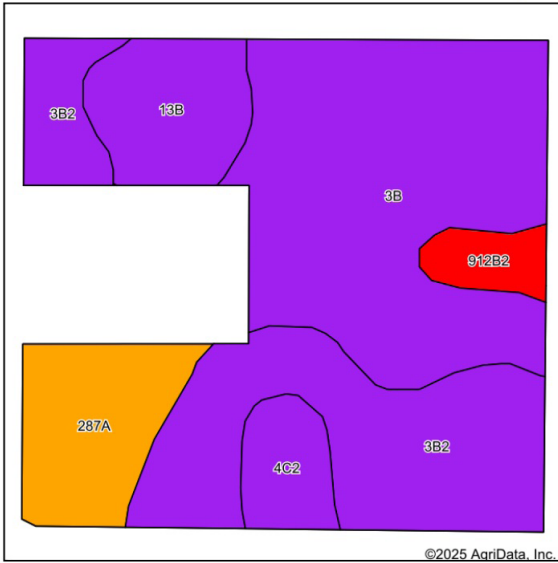
Terms: \$50,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



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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

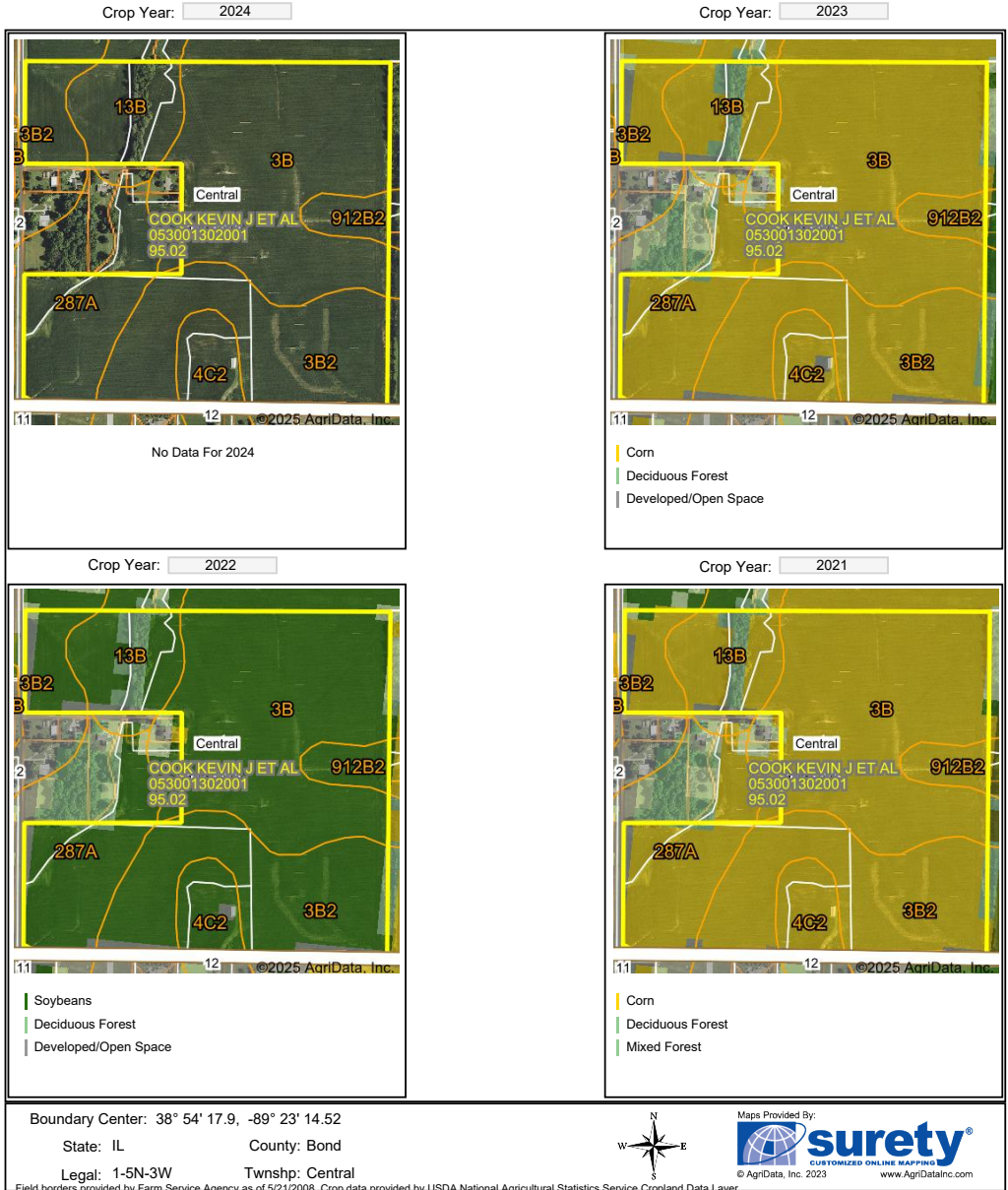
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**3B	Hoyleton silt loam, 2 to 5 percent slopes	38.39	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
<b>Weighted Average</b>						<b>142.9</b>	<b>45.5</b>	<b>56.3</b>	<b>0</b>	<b>110.8</b>	<b>4.4</b>	<b>105.8</b>	<b>*n 62.4</b>

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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

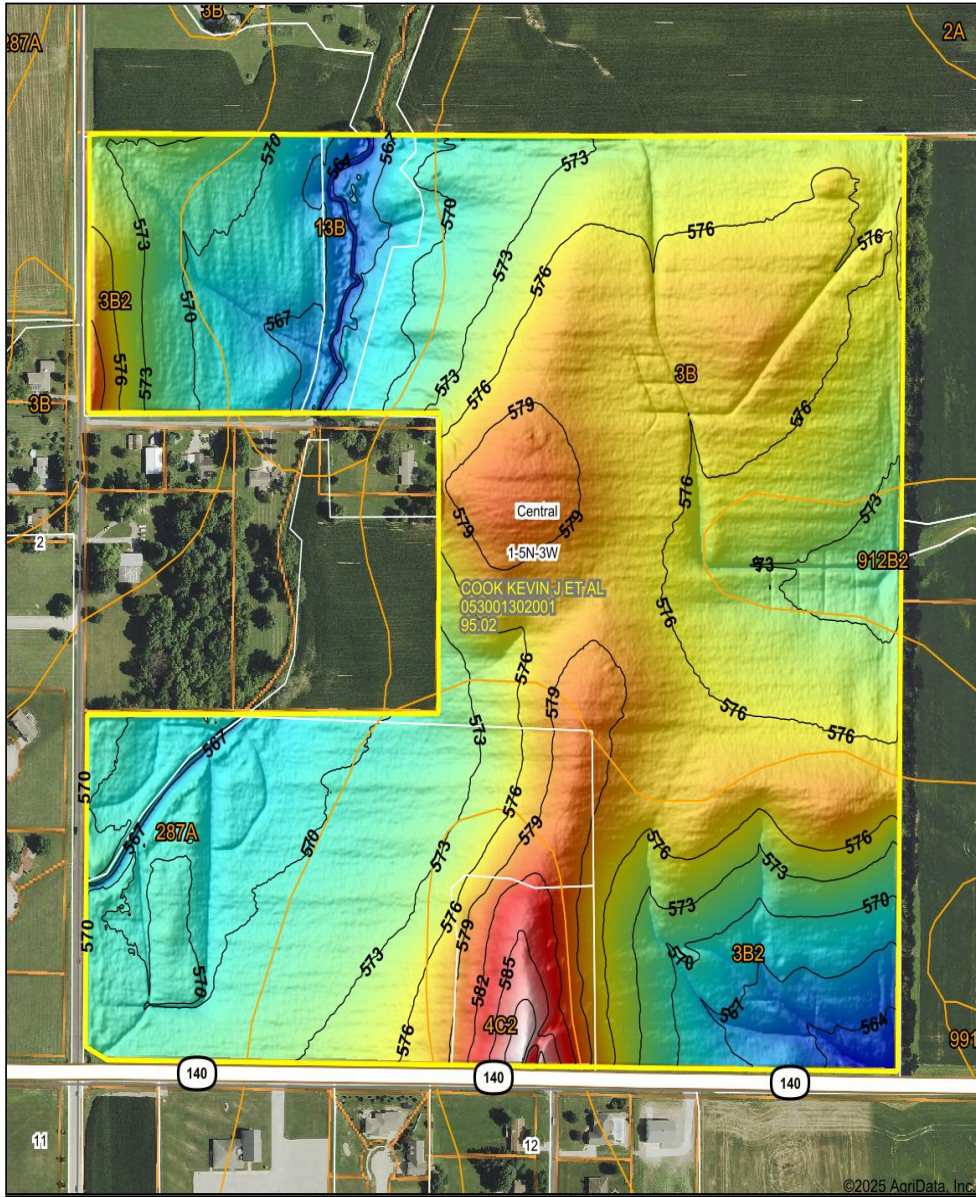
Owner/Operator: \_\_\_\_\_ Date: 1/20/2025  
 Address: \_\_\_\_\_ Farm Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Field ID: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Acct. #: \_\_\_\_\_



Boundary Center: 38° 54' 17.9, -89° 23' 14.52  
 State: IL County: Bond  
 Legal: 1-5N-3W Twnshp: Central  
 Maps Provided By: surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2023 www.AgriDataInc.com

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

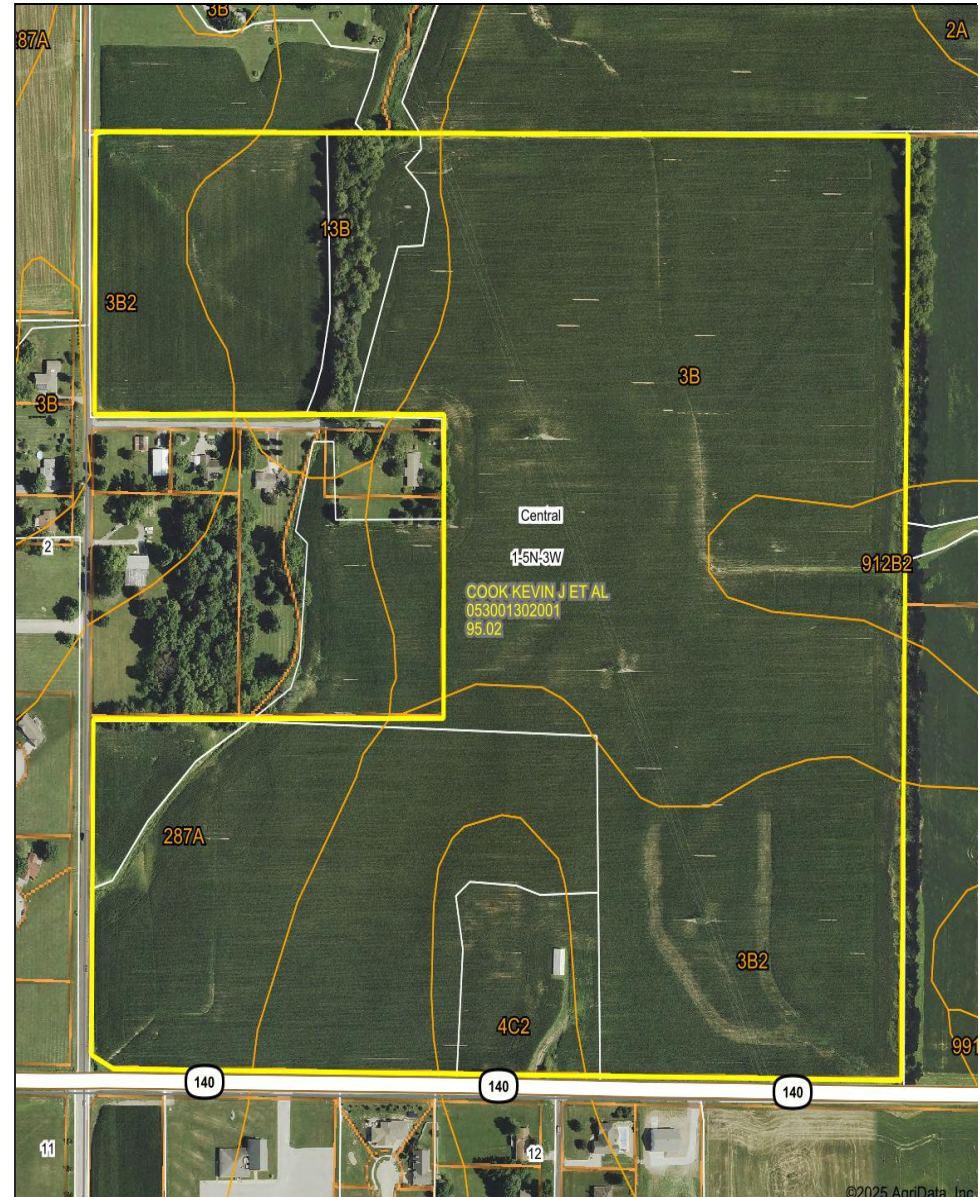
1-5N-3W  
Bond County  
Illinois

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

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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

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1/20/2025