

# ONLINE ONLY FARMLAND AUCTION

39.94± AC MARTINI ROAD, WATERLOO, IL 62298

**BIDDING CLOSES: 6PM ~ WEDNESDAY, DECEMBER 11, 2024**

**VIEWING: SUNDAY, DECEMBER 8 ~ 12-2PM**

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

**Adam's**  
Auction & Real Estate Services, Inc.  
**618-234-8751**  
Adam Jokisch  
Mobile (618) 530-8751

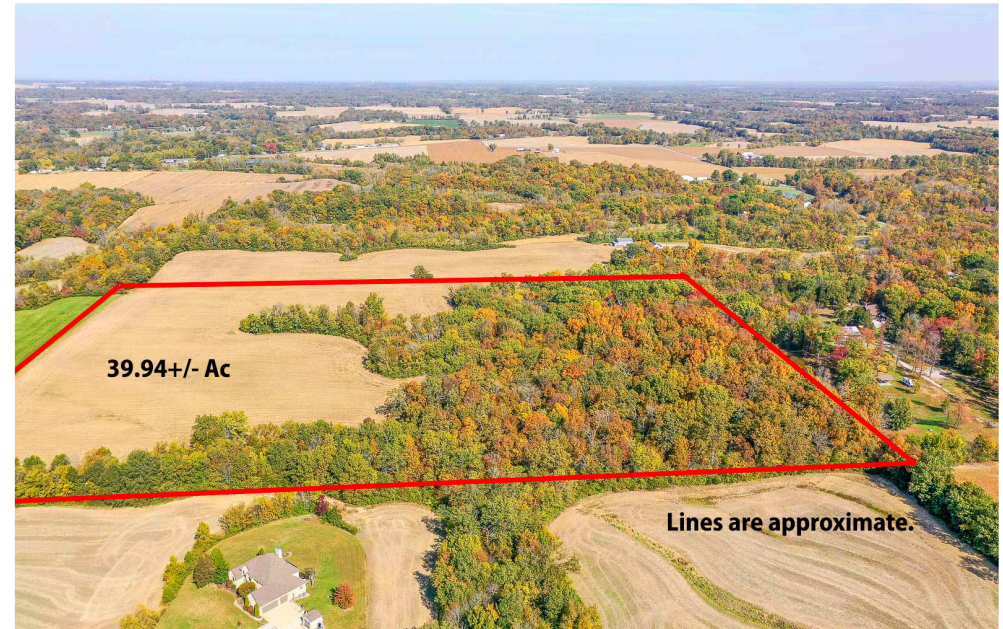
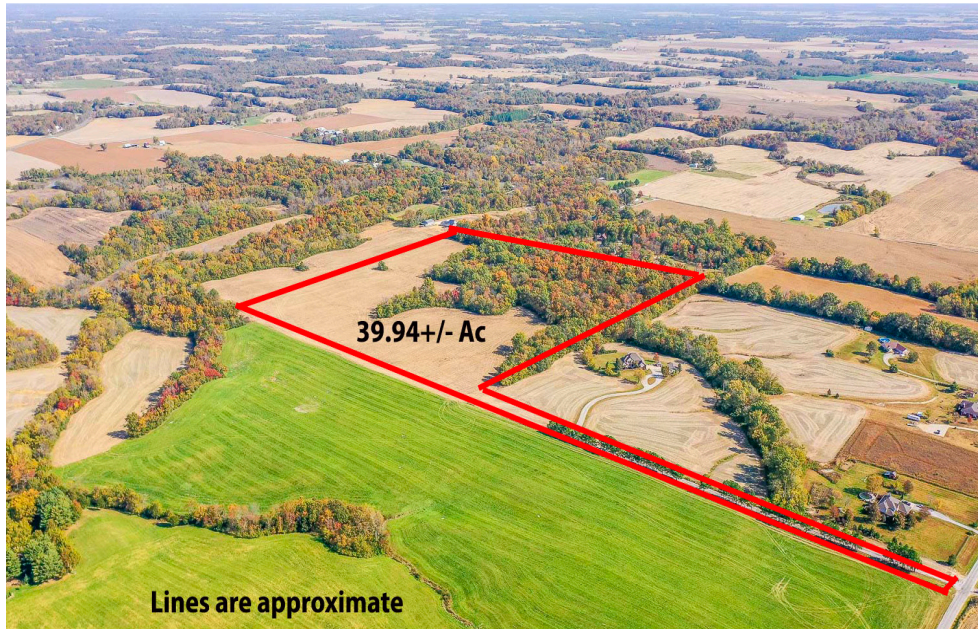
**39.94± AC PARCEL**  
**35± TILLABLE ACRES**  
**RESIDENTIAL**  
**POTENTIAL**

**39.94+/- Ac**

**Lines are approximate.**



# GENERAL INFORMATION & AUCTION TERMS



**39.94± AC**

TOTAL LOT SIZE

**MA2 - AGRICULTURE/RESIDENTIAL**

ZONING

**\$426**

TOTAL '23 TAXES

Start or expand a farming operation with these 39.94± acres of mixed-use land in Waterloo, IL! The property sits directly off Martini Road and is accessed by a dirt road leading to the main field. The property is located within the Monroe County Zoning Jurisdiction and is Zoned MA2 Agriculture/Single Family Residential. Any other use not permitted within the zoning code would need to be approved by Monroe County. The property consists of 21.77± acres tillable 18.17± acres in woods that could be used for recreational purposes. While the property is best suited for private well and sewer, electric is available near the property.

## PARCEL NUMBERS

| P.I.N             | Size       | Amount |
|-------------------|------------|--------|
| 08-21-200-001-000 | 39.94± Ac. | \$426  |

Terms: \$20,000 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

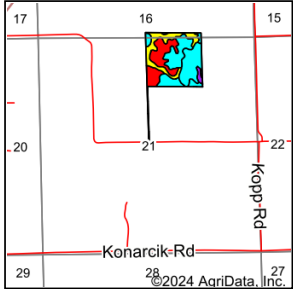
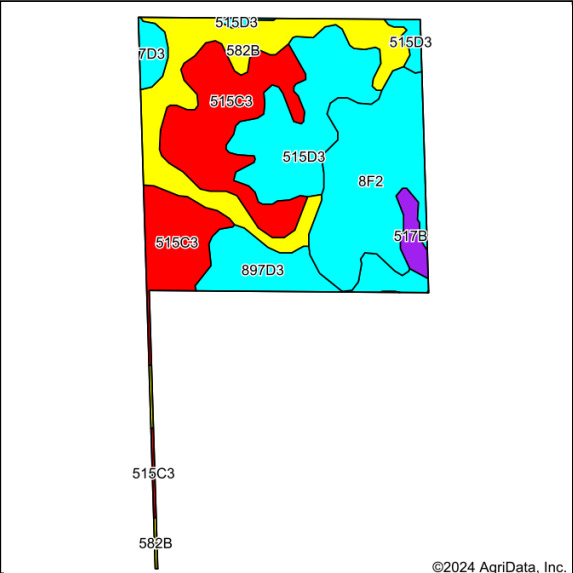
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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: Monroe  
Location: 21-2S-9W  
Township: Precinct 7  
Acres: 40.74  
Date: 11/4/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL133, Soil Area Version: 16

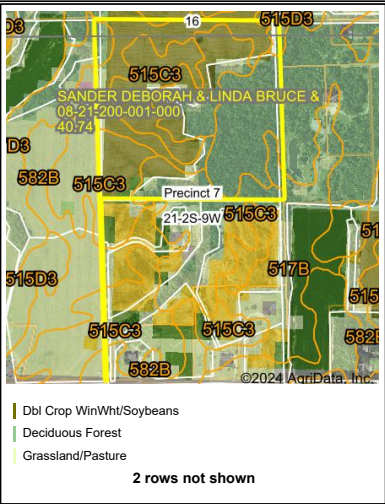
| Code    | Soil Description   | Acres | Percent of field | Il. State Productivity Index Legend | Subsoil rooting a | Corn Bu/A | Soybeans Bu/A | Wheat Bu/A | Oats Bu/A b | Sorghum c Bu/A | Grass-le gume e hay, T/A | Crop productivity index for optimum management | n NCCPI Soybeans |
|---------|--|-------|------------------|-------------------------------------|-------------------|-----------|---------------|------------|-------------|----------------|--------------------------|--|------------------|
| **515C3 | Bunkum silty clay loam, 5 to 10 percent slopes, severely eroded  | 10.64 | 26.0%            |                                     | FAV               | **126     | **43          | **48       | 0           | **97           | **3.40                   | **95   | 55               |
| **8F2   | Hickory silt loam, 18 to 35 percent slopes, eroded               | 9.12  | 22.4%            |                                     | FAV               | **82      | **28          | **34       | **38        | 0              | **2.70                   | **63   | 10               |
| **582B  | Homen silt loam, 2 to 5 percent slopes                           | 7.66  | 18.8%            |                                     | FAV               | **149     | **47          | **55       | 0           | **113          | **3.80                   | **108  | 73               |
| **515D3 | Bunkum silty clay loam, 10 to 18 percent slopes, severely eroded | 7.60  | 18.7%            |                                     | FAV               | **115     | **40          | **44       | 0           | **89           | **3.10                   | **87   | 52               |

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

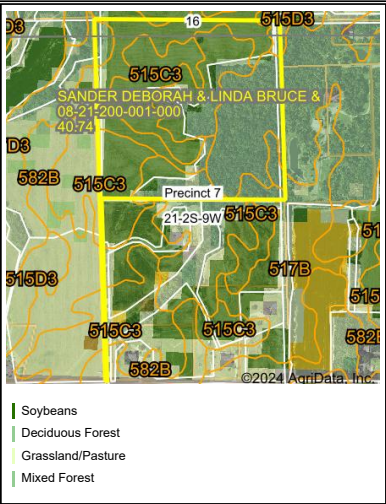
4 Year Crop History

Owner/Operator:  Date: 11/4/2024  
Address:  Farm Name:   
Address:  Field ID:   
Phone:  Acct. #:

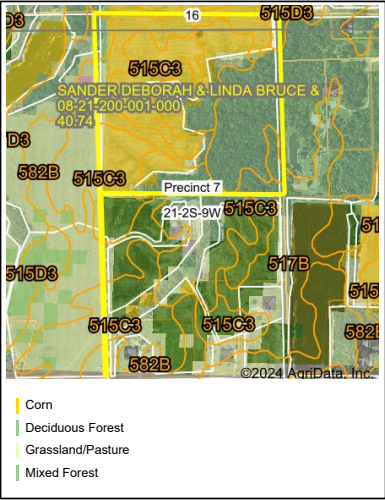
Crop Year: 2023



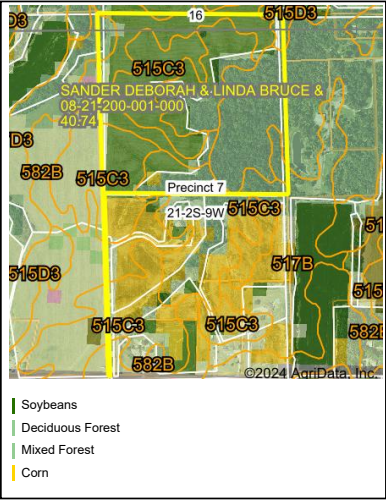
Crop Year: 2022



Crop Year: 2021



Crop Year: 2020



Boundary Center: 38° 20' 59.29, -90° 5' 52.68

State: IL County: Monroe

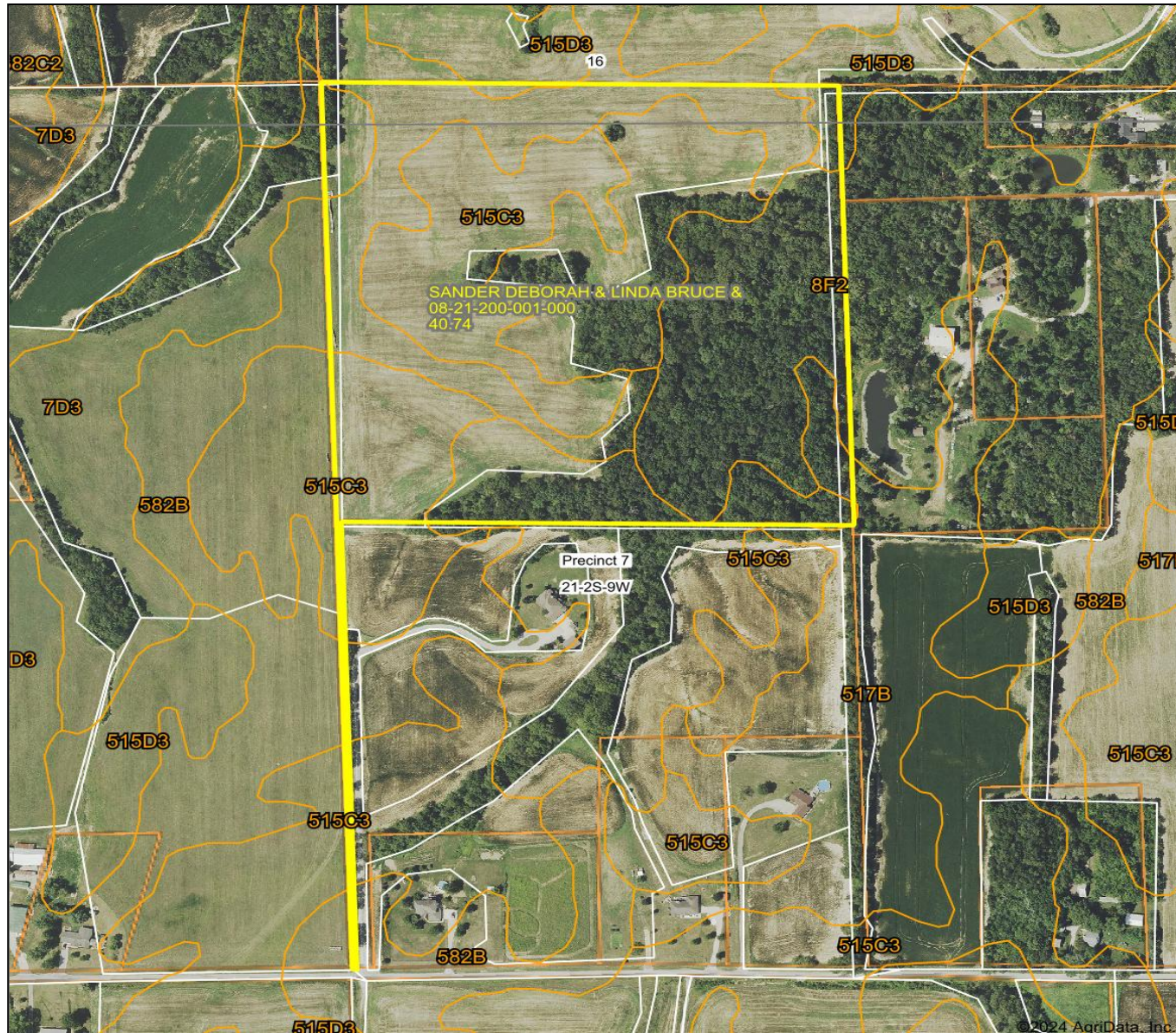
Legal: 21-2S-9W Twnshp: Precinct 7

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





# Aerial Map



Map Center: 38° 20' 59.29, -90° 5' 52.68

0ft 437ft 874ft

**21-2S-9W**  
**Monroe County**  
**Illinois**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
© AgriData, Inc. 2023 www.AgriDataInc.com

11/4/2024

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