

# ONLINE ONLY FARMLAND AUCTION

40± Acres Ayers Road, Greenville, IL 62246



618-234-8751

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Mobile (618) 530-8751

**BIDDING CLOSES: 6PM ~ THURSDAY, DECEMBER 4, 2025**  
**PROPERTY VIEWING: SUN., NOVEMBER 30TH ~ 2:30-4:30PM**

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

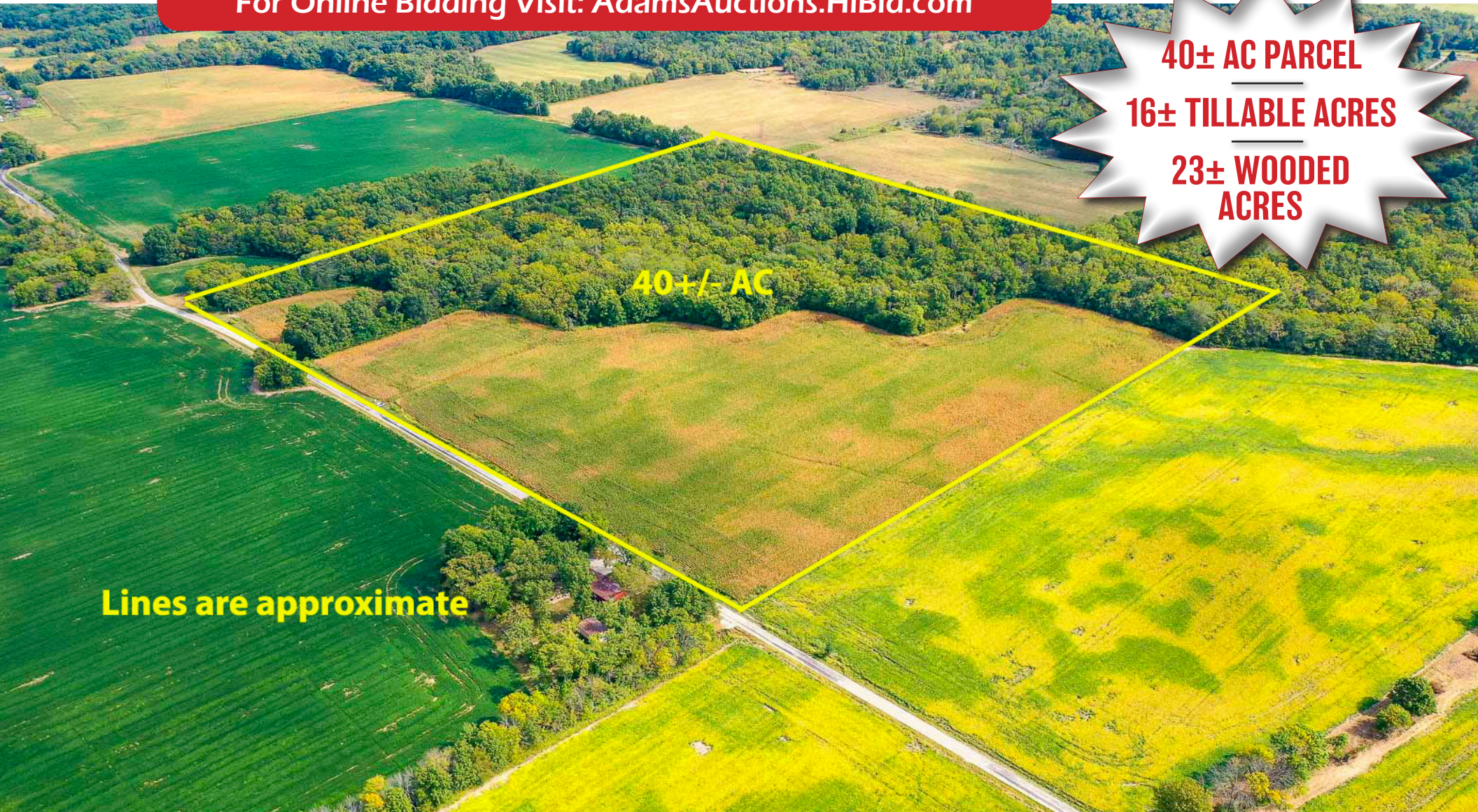
**40± AC PARCEL**

**16± TILLABLE ACRES**

**23± WOODED  
ACRES**

40+/- AC

Lines are approximate





# GENERAL INFORMATION & AUCTION TERMS



**40± AC**

TOTAL LOT SIZE

**A1 - AGRICULTURE**

ZONING

**\$572**

TOTAL '24 TAXES

Discover the perfect balance of productivity and tranquility with this 40± acre parcel in Greenville, Illinois. Ideally suited for agricultural, recreational, and residential use, this versatile property offers a wealth of opportunities for investors, developers, or those simply seeking a rural lifestyle. With tillable acreage ready for cultivation, the land presents immediate income potential for farming operations. Mature timber adds additional value, while the potential for hunting leases introduces another stream of revenue for outdoor enthusiasts. Zoned A-1, Agriculture under the authority of Bond County, the property is conveniently located with access off Ayers Road, making it easily reachable while still offering a sense of seclusion. For those considering residential development, the landscape provides a variety of picturesque home site options, whether you're dreaming of a private country retreat or a custom-built estate nestled in nature. Should you choose to build, private water and sewer systems would be the most practical solution for utilities. This property's unique combination of fertile land, natural beauty, and development flexibility makes it a rare find. Whether your vision includes farming, recreation, or building your dream home, this Greenville acreage delivers the space and potential to bring it to life.

## PARCEL NUMBERS

P.I.N	Size	Amount
06-06-16-205-001	40± Ac.	\$572

Terms: \$25,000 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.

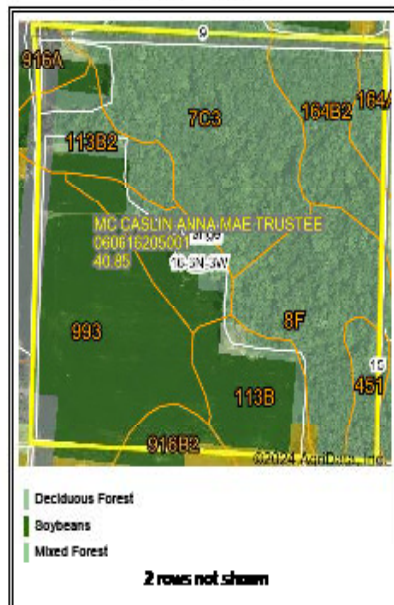


# 4 Year Crop History

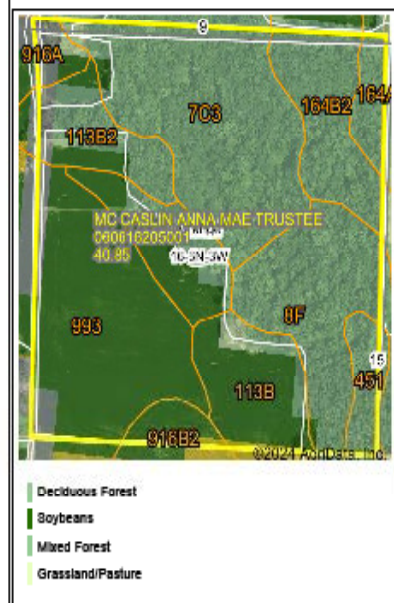
Owner/Operator: \_\_\_\_\_ Date: 10/16/2024  
 Address: \_\_\_\_\_ Farm Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Field ID: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Acct. #: \_\_\_\_\_

Crop Year: 2023

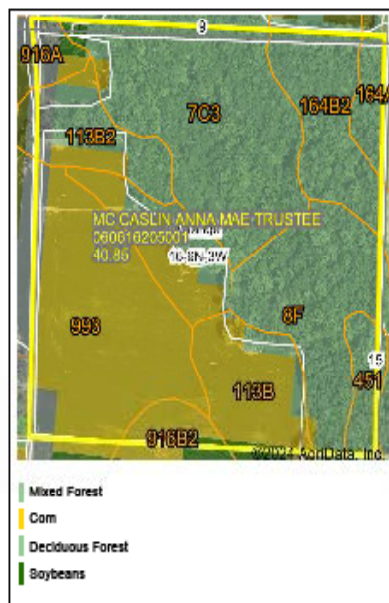
Crop Year: 2022



Crop Year: 2021



Crop Year: 2020



Boundary Center: 36° 56' 20.82, -89° 25' 51.85

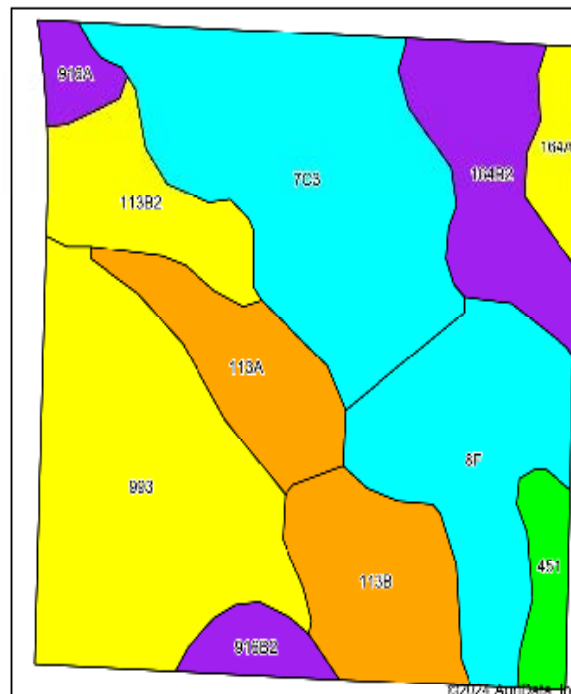
State: IL County: Bond

Legal: 16-0N-3W Township: Lagrange

Field border provided by Farm Service Agency as of 08/08/2004. Crop data provided by USCA National Agricultural Statistics Service Cropland Data Layer.

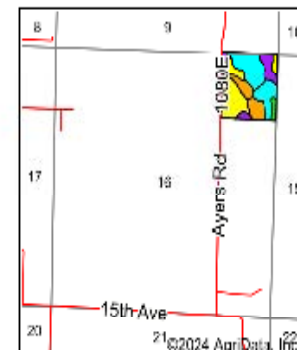


## Soils Map



Soils data provided by USDA and NRCS.

Area Symbol: IL005, Soil Area Version: 19												
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Subsoil rooting #	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A	Sorghum Bu/A	Grass-legume hay, T/A	Crop productivity index for optimum management
**703	Alfalfa silty clay loam, 5 to 10 percent slopes, severely eroded	9.51	23.3%		UNF	**86	**30	**34	**39	0	**2.60	**66
993	Cowden-Plaza silt loams	9.06	22.2%		FAV	148	49	58	33	60	4.50	111
**8F	Hickory silt loam, 18 to 35 percent slopes	5.69	13.9%		FAV	**89	**30	**36	**41	0	**3.00	**68
**164B2	Stony silt loam, 2 to 5 percent slopes, eroded	3.61	8.8%		FAV	**136	**44	**55	0	**106	**4.30	**102
**113B	Oconee silt loam, 2 to 5 percent slopes	3.52	8.6%		FAV	**162	**50	**62	0	**118	**5.20	**118
113A	Oconee silt loam, 0 to 2 percent slopes	2.94	7.2%		FAV	164	50	63	0	119	5.30	119

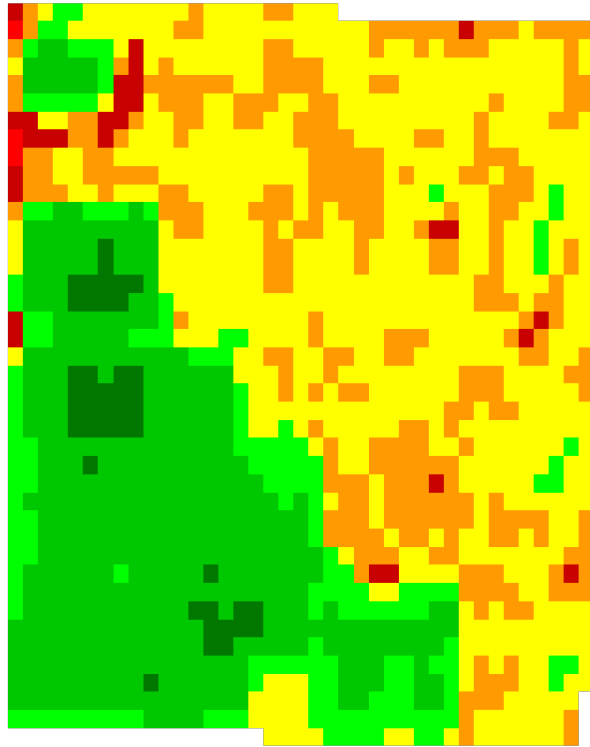


State: Illinois  
 County: Bond  
 Location: 16-0N-3W  
 Township: Lagrange  
 Acres: 40.85  
 Date: 10/16/2024





# Maximum Plant Growth(NDVI)2023



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Client:

Farm:

Field:

Acres: 40.85

Date: 10/16/2024

Crop: Deciduous Forest - 61%  
Soybeans - 34%

\*USDA CropScape

Soils Weighted Average

IL B811 PI: 95.4

Remarks:

Value	Acres	%Field	IL B811 PI
86 - 99	1.2	2.7	111.2
81 - 85	10.3	25.1	112.3
76 - 80	4.2	10.4	112.4
71 - 75	16.3	39.9	83.9
66 - 70	8.1	19.8	84.0
61 - 65	0.7	1.8	93.9
51 - 60	0.1	0.2	110.3
41 - 50			
21 - 40			
1 - 20			
0 - 0			

Std. Dev: 5.9

Mean: 75.2

Max: 87

Min: 53

Max NDVI Dates:

Start: 5/1

End: 10/27

Elevation (feet)

Min: 546.6

Max: 580.6

Range: 34.0

Mean: 570.9

Std. Dev: 7.4

Map Center: 38° 58' 20.82, -89° 25' 51.95

State: IL

County: Bond

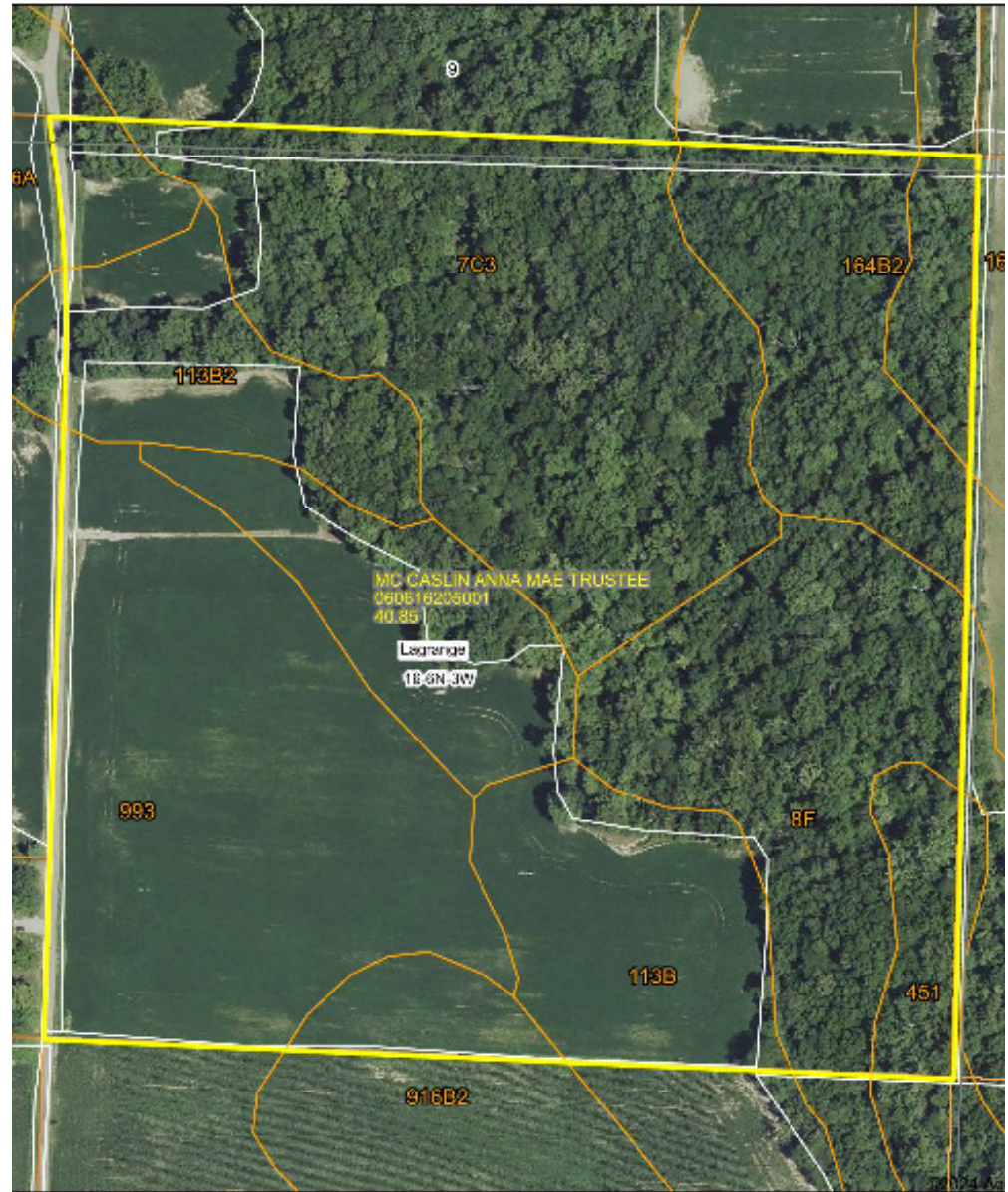
Location: 16-6N-3W

Township: Lagrange

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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## Aerial Map



Map Center: 38° 58' 20.82, -89° 25' 51.95

0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

**16-6N-3W**  
**Bond County**  
**Illinois**



10/16/2024

**surety**  
CUSTOMIZED ONLINE MAPPING  
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