

# COLLABORATIVE LAND AUCTION



Property Peddler Inc. & BARBERMURPHY



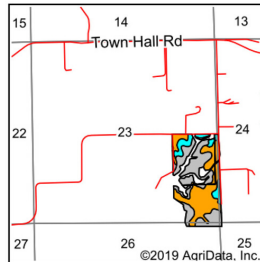
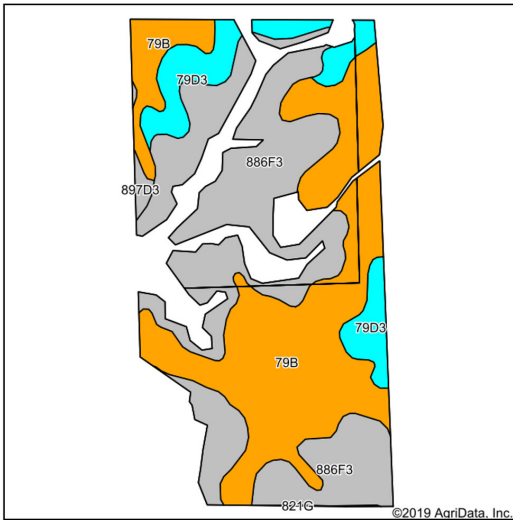
**PROPERTY 6**

Property address : 000 Clover Leaf School Rd, Belleville, IL 62223

**Live Auction**  
**Nov 14th**  
**@6pm**

**Online and Live Bidding!**

Soils Map



State: **Illinois**  
County: **St Clair**  
Location: **23-1N-9W**  
Township: **Stookey**  
Acres: **66.91**  
Date: **10/15/2019**



Area Symbol: IL163, Soil Area Version: 10

Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Alfalfa d hay, T/A	Crop productivity index for optimum management
**79B	Menfro silt loam, 2 to 5 percent slopes	29.50	44.1%		**163	**50	**62	**4.84	**119
**886F3	Ruma-Ursa silty clay loams, 18 to 35 percent slopes, severely eroded	29.15	43.6%		**67	**21	**26	0.00	**49
**79D3	Menfro silty clay loam, 10 to 18 percent slopes, severely eroded	7.67	11.5%		**134	**41	**51	**3.96	**97
**897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.52	0.8%		**93	**32	**36	0.00	**72
**821G	Morristown very stony silty clay loam, 35 to 70 percent slopes	0.07	0.1%		**55	**19	**21	0.00	**42
Weighted Average					117.2	36.2	44.8	2.59	85.5

Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811  
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>  
\*\* Indexes adjusted for slope and erosion according to Bulletin 811 Table S3  
d Soils in the poorly drained group were not rated for alfalfa and are shown with a zero "0".  
"c": Using Capabilities Class Dominant Condition Aggregation Method  
Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

80+/- Acres located in rural St. Clair County. Residential development opportunity. Approximately 65+/- acres tillable. The gently rolling land would make really scenic building sites. Millstadt Grade School & Belleville West High School.

**Tract 6A: 12 +/- Acres** - Mostly tillable with road frontage on Clover Leaf School Road, private drive to the west. Possible building site or investment.

**Tract 6B: 28 +/- Acres** - 21+/- Tillable - Excellent building site, the topography of this land gives it many uses. Build a home, a lake, or just hunt it. Wooded creek line.

**Tract 6C: 40 +/- acres** - 33+/- Tillable - Excellent building site and personal hunting property. A possible investment. Soil PI of 95.4

**Property 6 Tracts can not be combined with tracts from another property.**

**Agent Comments:** This property is one of 6 properties in the Collaborative Land Auction.

**Parcel(s):** 07-23.0-400-003

**Legal Description:** Sec 23, T1N - R9W

**Zoning:** R-3 (St. Clair County)

**Survey:** IF sold divided from the 80 acres, there will be a survey cost per tract to the buyers, to be announced prior to sale. The price will be adjusted to the surveyed acres based on the winning per acre price bid. IF sold as a whole, there will not be a survey.

**Title Company of Choice:** Town and Country Title Company

**Taxes:** Seller will pay all of the 2019 taxes as a credit at closing. Taxes for 2018 were \$823.70

**Possession:** Subject to current farm rights. Possession is at 2019 fall harvest or at December 31, 2019 whichever is sooner.

**10% down, closing on or before Dec. 19th, 2019**  
**- For a complete set of Terms & Conditions, Directions, or more information on the 6 properties in the Collaborative Land Auction visit the Auctions at [PROPERTYPEDDLER.COM](http://PROPERTYPEDDLER.COM).**

**Property Peddler Auctioneer & Broker:**  
**Brad Chandler 618-791-3289**

**PROPERTYPEDDLER.COM**