

Troy, IL / Madison County, IL

ABSOLUTE Land Auction

135.86 Acres +/-

Tuesday, April 5, 2016 @ 7 pm

Auction Held at: Edwardsville Moose Lodge
7371 Marine Rd, Edwardsville, IL 62025

Offered in 4 Tracts



Property Located just North of Troy, off of Riggin Road

Terrific Opportunity for Development, Farming, or Home Site(s)!



I-70 Visibility! Riggin Road Convenience!
Near / Adjacent to I-55 Corridor Plan Area

GENERAL PROPERTY INFORMATION

County:	Madison	Electric:	Available Near Property
Flood Zone:	None	Water:	Property is Best Suited for a Well
Zoning:	Agricultural & R-2 Single Fam.	Sewer:	Property is Best Suited for a Private System
School Dist.:	Triad CU Dist #2	Jurisdiction:	Madison Co; outside of Troy city limits
Tract 2 Remarks: An area approximately 50' x 900' will be surveyed off of Tract 1 (in process) to provide Tract 2 with better access.			
Farming Rights: Terminated - Farming Rights available for 2016. Immediate possession will be given to buyer if going to farm property.			
Government Programs: Portions of the property are enrolled in 2 government programs as follows: 25.6 acres in Conservation Reserve Program (CRP) and 76 acres in Forest Development Act. See over for additional details.			

Over For Tract Information

Owner: Mod-Co, Inc.

TERMS:

\$10,000 DOWN EACH TRACT
DAY OF SALE ON REAL ESTATE
BALANCE DUE IN 45 DAYS
5% BUYERS PREMIUM

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES
PRECEDENCE OVER ANY PRINTED MATERIAL.
LIST SUBJECT TO CHANGE WITH OUT NOTICE.
LIC # 044000169

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Government Programs Information:

Conservation Reserve Program (CRP): 25.6 forested acres with payment (See Tract 2 yellow hash lines); federal program. 15 year contract; expires 9/30/2028. Annual payment of \$3,878, paid in first two weeks of October. Contract includes 2 food plots (1 acre each) that have to be planted every year. 2015 payment will be prorated between buyer and seller at closing from 10/1/15 to closing date.

Forestry Development Act: 76 acres in plan through the IL Dept of Natural Resources. Contract expires 2019. Acreage is in 4 different areas on the property and is depicted by the white hash marks on the tracts shown below. The 25.6 CRP acres is included in the 76 acres in forestry plan also. No money is paid for this contract; however, assessment reduction is a benefit of the program.

Buyer will be required to sign an Addendum to the sales Contract indicating acknowledgement and acceptance of the government program contracts.



= Acres in Forestry Development Act



= Acres in CRP

Tract 1:	26.36 Acres +/-		
Parcel:	10-1-16-33-00-000-022	'14 Taxes:	\$335.52
Zoning:	Agricultural	Tillable:	24.91 Acres +/-
Soil Types:	283B (40.1%) Downsouth Silt Loam; 477B (32.4%) Winfield Silt Loam; 477D3 (15.5%) Winfield Silty Clay Loam 10 - 18%; 477C3 (9.9%) Winfield Silty Clay Loam 5-10%.		
Program:	None		



Note: Small strip approx. 50' x 900' is being surveyed off the south end of tract 1 to give tract 2 access. Lines are only approximate on this flier; lines may change once actual survey is completed, which will be prior to closing.

Tract 2:	33.64 Acres +/-
Parcel:	10-1-16-33-00-000-023
'14 Taxes:	\$37.04
Zoning:	Agricultural
Program:	CRP 25.6 acres (See notes above); 2 Food Plots noted as "F" on map. Forestry Development Act 25.6 acres in program.



Tract 3:	43.96 Acres +/-
Parcel:	10-1-16-33-00-000-019 & 10-1-16-33-00-000-020
'14 Taxes:	\$262.12 Total
Zoning:	-019 R-2 Single Family -020 Agricultural
Tillable:	Approx. 18Acres +/-
Soil Types:	477B (74%) Winfield Silt Loam; 384A (11.4%) Edwardsville Silt Loam; 283B (6.3%) Downsouth Silt Loam.
Water:	8 acre +/- fully stocked pond
Program:	Forestry Development Act; approx. 18 acres +/- (white hash mark area).



Tract 4:	31.90 Acres +/-
Parcel:	10-1-16-33-00-000-021
'14 Taxes:	\$39.12
Zoning:	Agricultural
Tillable:	None
Wooded:	31.90 Acres +/-
Program:	Forestry Development Act - all 31.90 acres.
Access:	There is a recorded 50' wide roadway and utility easement that gives access to this tract.