

Bond County, IL LAND AUCTION

510 Acres +/- Greenville, IL

Saturday May 3, 2014 ♦ 1:00 pm

510 Ac +/- I-70 Interchange Zoned Industrial • TIF District

TAX INCENTIVES AVAILABLE FOR COMMERCIAL DEVELOPMENT

**Farm Ground
or Development**

◆ **Auction Held at:**

American Farm
Heritage Museum
1395 Museum Ave.,
Greenville, IL 62246

Property Viewing:

Sat., April 19
12 - 2 pm

**Live Auction with
Online Bidding**

Offered in 8 Tracts



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on property, terms of auction, & online bidding



Total Acreage:	510 acres +/-
Tillable:	Approximately 450 acres +/-
County:	Bond
Zoning:	M-2 General Manufacturing District
Topography:	Level w/ some gentle rolling; Some wooded areas following Beaver Creek which runs through the back of the property.
Frontage:	Approximately 6,000 feet of I-70 frontage or 1.13 miles +/-
Flood Plain:	Beaver Creek is in Zone A which is 100-year flood plain; just small area on either side of creek; does not go into acreage.
Structures:	None; 2 residences are excluded, were previously sold.
Utilities:	Public Utilities available nearby.
Utility Easement:	Tract #3 has a power line easement.
Traffic Count:	I-70 = 18,000 Hwy 127 = 8,000 average daily traffic count
City Limits:	Located within the city limits of Greenville
Tax Incentives:	All acreage is within a TIF District, Enterprise Zone and I s expected to soon will be included in a Business District
Tenants Rights:	Tenant Farming Rights are in place through calendar year 2014
Major Soil Types:	991 Cisne-Huey silt loams 179.3 ac 35.2% 912A Hoyleton-Darmstadt silt loams 0-2 151.1 ac 29.7% 912B2 Hoyleton-Darmstadt silt loams 2-5 58.2 ac 11.4% 620B3 Darmstadt silty clay loam 2-5 26.9 ac 5.3% 333 Wakeland silt loam 26.2 ac 5.1%

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Note: This marketing
brochure does not present
all property information;
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