

# City of Greenville Illinois

For more information contact the  
City of Greenville at  
(618) 664-1644

- **TIF District**
- **Illinois Enterprise Zone**
- **Business District (expected 2014)**
- **Nearby Business & Technology Park certified as CSX Railroad 'Select Site'**

## Summary of Economic Incentives Available to Developers

The Subject Property is located within three tax incentive districts/zones; TIF District, IL Enterprise Zone and Greenville's Business District, allowing great flexibility in structuring infrastructure, development and financing for development projects.

**Tax Increment Financing (TIF) District** has 15 years remaining and generates funds for a municipality to make improvements or to reimburse a private developer for qualified redevelopment costs incurred within the district or it can borrow against the future revenues in order to make large scale improvements.

**Greenville Enterprise Zone** covers a 3.25 square mile industrial and commercial area of the city; benefits include property tax abatement, sales tax exemption on materials, state income tax credit on machinery, equipment and buildings, jobs tax credit for each eligible employee, low interest financing programs, employee training financial assistance, one stop permit processing and more.

**The Greenville 'Business District'** - newly created district to impose up to an additional 1% sales tax or hotel tax to fund public infrastructure necessary for commercial development projects within a defined area. The district will have a 20 year life. (Special Note: This district has been in the works for many months and the Greenville City Council is expected to hold a final vote on the district before the end of summer 2014).

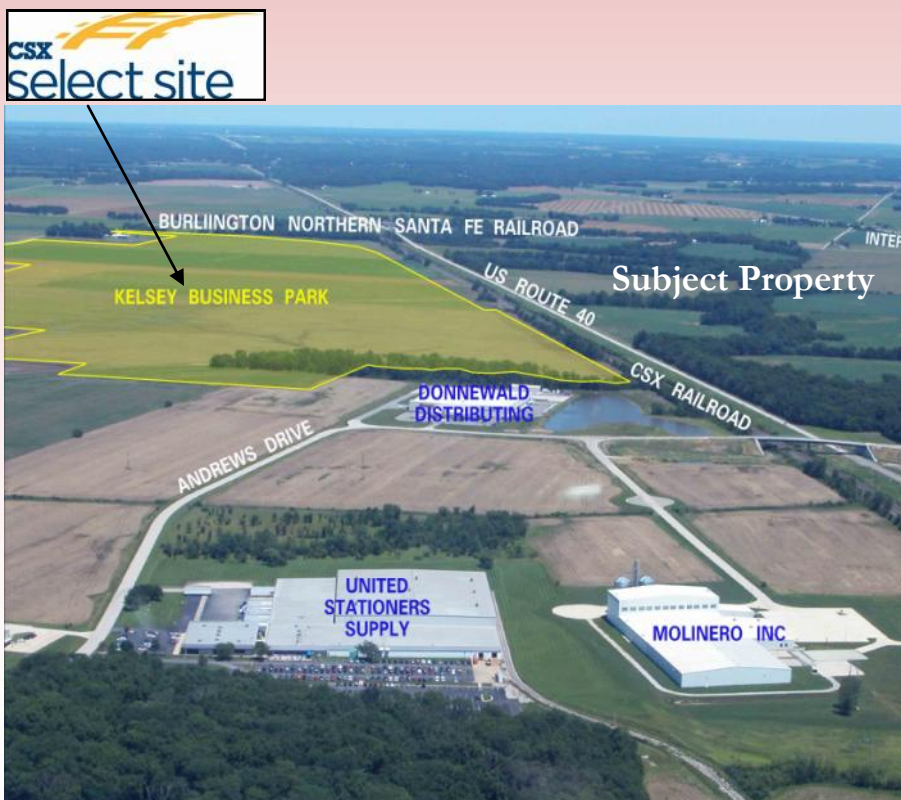
**Located in the center of America, Greenville, IL offers access to US markets via rail, river, or road, offering unmatched transportation solutions.**

Greenville is located and/or offers:

- ✓ on I-70 which runs from Utah to Maryland and intersects with 15 interstates throughout the nation
- ✓ minutes from St. Louis ports on the Mississippi River
- ✓ within 30 minutes of I-55 which runs from Chicago to New Orleans
- ✓ within 30 minutes of I-64 running from Missouri to Virginia
- ✓ on State Highways Rt. 127 and Rt. 140 & US Rt. 40
- ✓ access to multiple class-1 railroads

✓ 2 Business and Technology Parks nearby; The John W. Kelsey Business and Technology Park and Wolf Business Park are strategically planned and well developed industrial centers, offering over 600 acres of available land with existing expansive utilities and road infrastructure. Both parks are an attainment area for all pollutants making them attractive to heavy industrial users. The fully developed 900-acre business parks are dual rail served (CSX and Burlington Northern Santa Fe) with connection provided by the IL Western Shortline Railroad.

✓ The John W. Kelsey Business and Technology Park is a 439-acre business park offering customers certified, rail-ready property for a variety of industrial uses. **The park is Illinois' ONLY CSX Select Site (and one of the first 5 certified in the nation).** The CSX Select Site designation speeds up the process by lowering up-front development risk for companies seeking industrial property. The CSX Select Sites represent the best manufacturing properties across the entire CSX network.



## Directions to Auction Location



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

I-70 to Exit 45 (Greenville) to South on IL Hwy 127 to left on Auction Ave (Outer Frontage Road) to American Farm Heritage Museum on the right.

## GREENVILLE, IL COMMUNITY PROFILE

Greenville, Illinois, located in Bond County, is 45 miles northeast of the metropolitan St. Louis area. Greenville currently has a population of 7,000 residents.

**Highlights:** Home of Greenville College (4-yr liberal arts college), 200+ Hotel Rooms, 2 Large Industrial Business Parks, Greenville Airport with 4,000' concrete lighted runway, Lambert Int'l Airport, St. Louis, MO 50 miles, Comprehensive Planning with Municipal and County Level Zoning, Greenville Regional Hospital, 5 Medical Clinics w/ 25 Specialty Physicians, 775 Acre Governor Bond Public Lake, 20 minutes from Carlyle Lake.

**Major Employers:** Greenville Regional Hospital, Carlisle Syn-Tec, US Bureau of Prisons, United Stationers, Greenville College, Bond County School District Unit No. 2, Demoulin Brothers & Co, Donnewald Distributing, Covidien Pharmaceuticals, Nevco Scoreboard Co., Bass-Mollett Publishers

**Adam's**  
Auction & Real Estate Services, Inc.

## Offered at Same Auction

151 Acres +/-  
Recreational  
Farm Ground  
Fayette County,  
IL

(Mulberry Grove/  
Vandalia Area)



## AUCTION TERMS:

TRACTS 1, 2, 3, 5 & 6

\$50,000 DOWN PER TRACT DAY OF SALE

TRACTS 4 & 8

\$25,000 DOWN PER TRACT DAY OF SALE

TRACT 7

\$10,000 DOWN PER TRACT DAY OF SALE

**BALANCE DUE IN 45 DAYS**  
**5% BUYERS PREMIUM**

ANY ANNOUNCEMENT MADE DAY OF SALE TAKES  
PRECEDENCE OVER ANY PRINTED MATERIAL.  
LIST SUBJECT TO CHANGE WITHOUT NOTICE.

LIC # 044000169

THE 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 AND AUCTION COMPANY MAKE NO REPRESENTATION AS TO THE ENVIRONMENTAL CONDITION OF THE PROPERTY AND RECOMMENDED THAT THE PURCHASER/TENANT OBTAIN AN INDEPENDENT INVESTIGATION.



## Bond County, Illinois LARGE 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



Lines are approximate;  
for demonstration  
purposes only

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President  
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# Farm Ground or Development

See back for  
Tax Incentives available



**Auction Held at:**  
American Farm  
Heritage Museum

1395 Museum Ave.,  
Greenville, IL 62246  
(see on map & back for directions)

**Property Viewing:**  
Sat., April 19  
12 - 2 pm

## Tract 8 - .87 Acre Commercial Lot

Located on Hwy 127, adjacent to  
Love's Travel Stop

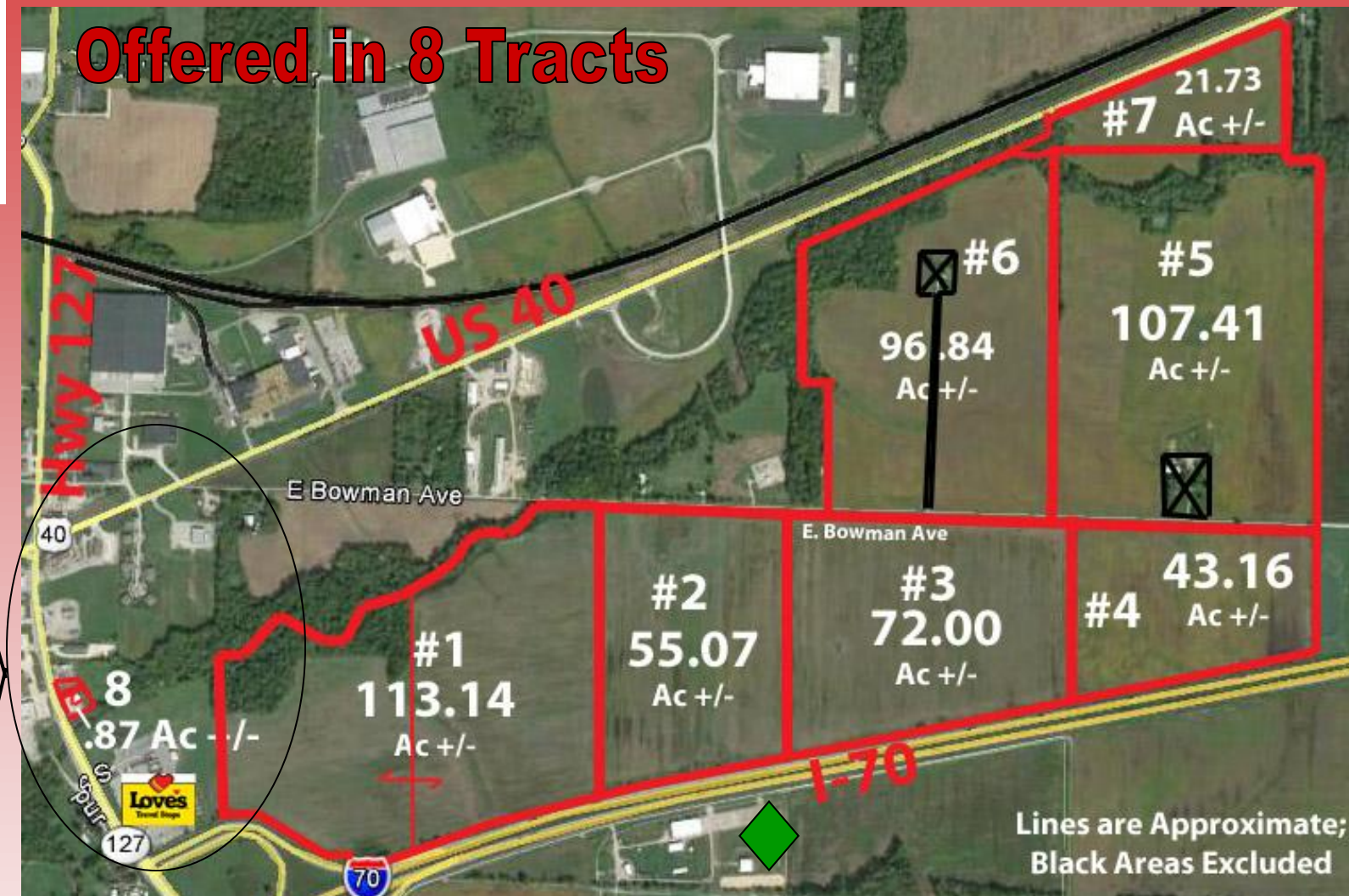
- 2 access points on Hwy 127
- Former gas station; completely  
cleared of tanks and structure
  - Clean EPA letter issued  
(No Further Remediation Letter)
- Lot offered separately but could  
provide access to 510 acres for  
commercial  
development purposes
- Zoned Business / Commercial



#8

**Live Auction with Online Bidding**  
**Register to Bid Online at [www.adamsauctions.com](http://www.adamsauctions.com)**

## Offered in 8 Tracts



Lines are Approximate;  
Black Areas Excluded

## Property Description & Highlights

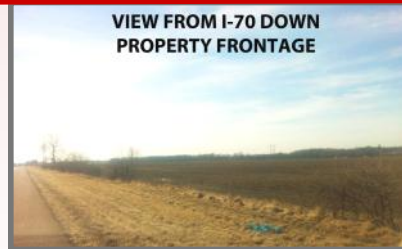
|                                 |                                                                                                                                                                                                            |          |       |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------|
| <b><u>Total Acreage:</u></b>    | 510 +/-                                                                                                                                                                                                    |          |       |
| <b><u>Tillable Acreage:</u></b> | Approximately 450 +/-                                                                                                                                                                                      |          |       |
| <b><u>County:</u></b>           | Bond                                                                                                                                                                                                       |          |       |
| <b><u>Zoning:</u></b>           | M-2 General Manufacturing District                                                                                                                                                                         |          |       |
| <b><u>Topography:</u></b>       | Level w/ some gentle rolling; Some wooded areas following Beaver Creek which runs through the back of the property.                                                                                        |          |       |
| <b><u>Frontage:</u></b>         | Approximately 6,000 feet of I-70 frontage or 1.13 miles +/-                                                                                                                                                |          |       |
| <b><u>Flood Plain:</u></b>      | 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.                                                                                |          |       |
| <b><u>Structures:</u></b>       | None; 2 residences are excluded, were previously sold.                                                                                                                                                     |          |       |
| <b><u>Utilities:</u></b>        | Public Utilities available nearby.                                                                                                                                                                         |          |       |
| <b><u>Utility Easement:</u></b> | Tract #3 has a power line easement.                                                                                                                                                                        |          |       |
| <b><u>Traffic Count:</u></b>    | I-70 = 18,000 Hwy 127 = 8,000 average daily traffic count                                                                                                                                                  |          |       |
| <b><u>City Limits:</u></b>      | Located within the city limits of Greenville                                                                                                                                                               |          |       |
| <b><u>Tax Incentives:</u></b>   | All acreage is within a TIF District, Enterprise Zone and is expected to soon will be included in a Business District (see back for additional information on commercial development incentives available) |          |       |
| <b><u>Tenants Rights:</u></b>   | Tenant Farming Rights are in place through calendar year 2014                                                                                                                                              |          |       |
| <b><u>Major Soil Types:</u></b> | 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%  |

| Tract # | # Acres | Parcel ID #(s)                       | 2012 Taxes |
|---------|---------|--------------------------------------|------------|
| 1       | 113.14  | 05-10-13-319-001<br>05-10-13-406-001 | \$338.44   |
| 2       | 55.07   | 05-10-13-404-001                     | \$525.70   |
| 3       | 72.00   | 02-11-18-304-001                     | \$225.54   |
| 4       | 43.16   | 02-11-18-307-001                     | \$132.44   |
| 5       | 107.41  | 02-11-18-109-001                     | \$463.42   |
| 6       | 96.84   | 02-11-18-110-001<br>02-11-18-107-001 | \$325.50   |
| 7       | 21.73   | 02-11-07-304-001<br>02-11-07-308-001 | \$53.00    |
| 8       | .87     | 05-10-13-311-001<br>05-10-13-326-001 | \$3,248.14 |

VIEW FROM INTERSTATE 70



VIEW FROM I-70 DOWN  
PROPERTY FRONTAGE



VIEW STANDING AT BACK OF  
LOVE'S PARKING LOT



VIEW FROM BOWMAN  
TOWARDS INTERSTATE



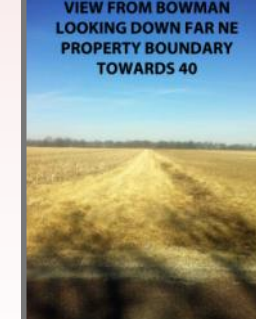
VIEW FROM BOWMAN AVE  
LOOKING NORTH TOWARDS 40



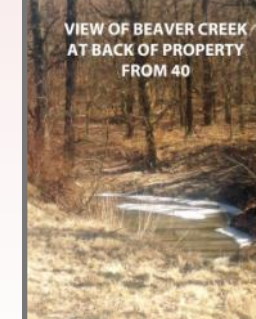
VIEW OF BACK OF PROPERTY  
FROM 40



VIEW FROM BOWMAN  
LOOKING DOWN FAR NE  
PROPERTY BOUNDARY  
TOWARDS 40



VIEW OF BEAVER CREEK  
AT BACK OF PROPERTY  
FROM 40



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