



4.2 Acres

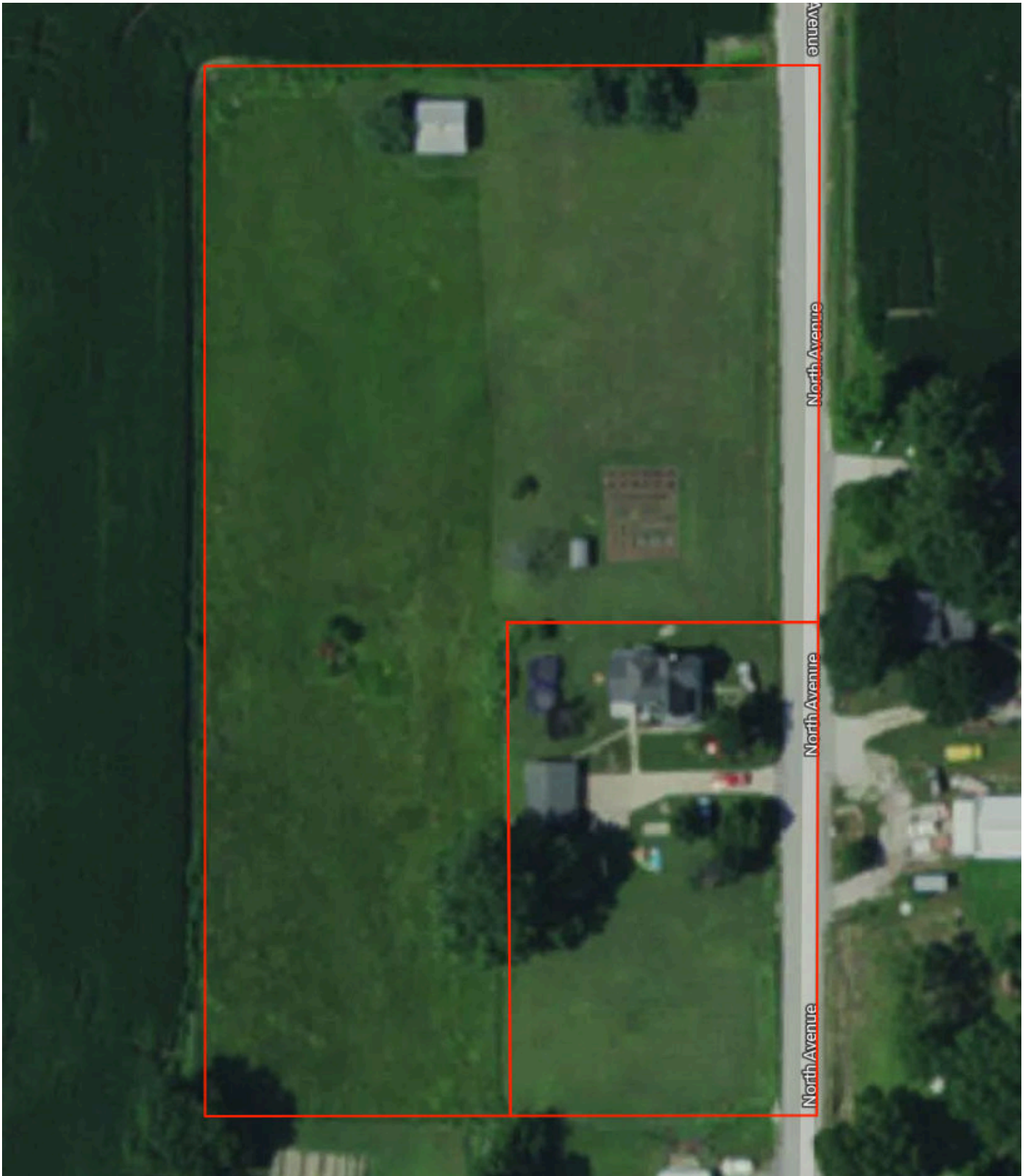


Elite Land & Auction

Property Overview



4.2 Acres, 2 Boundaries

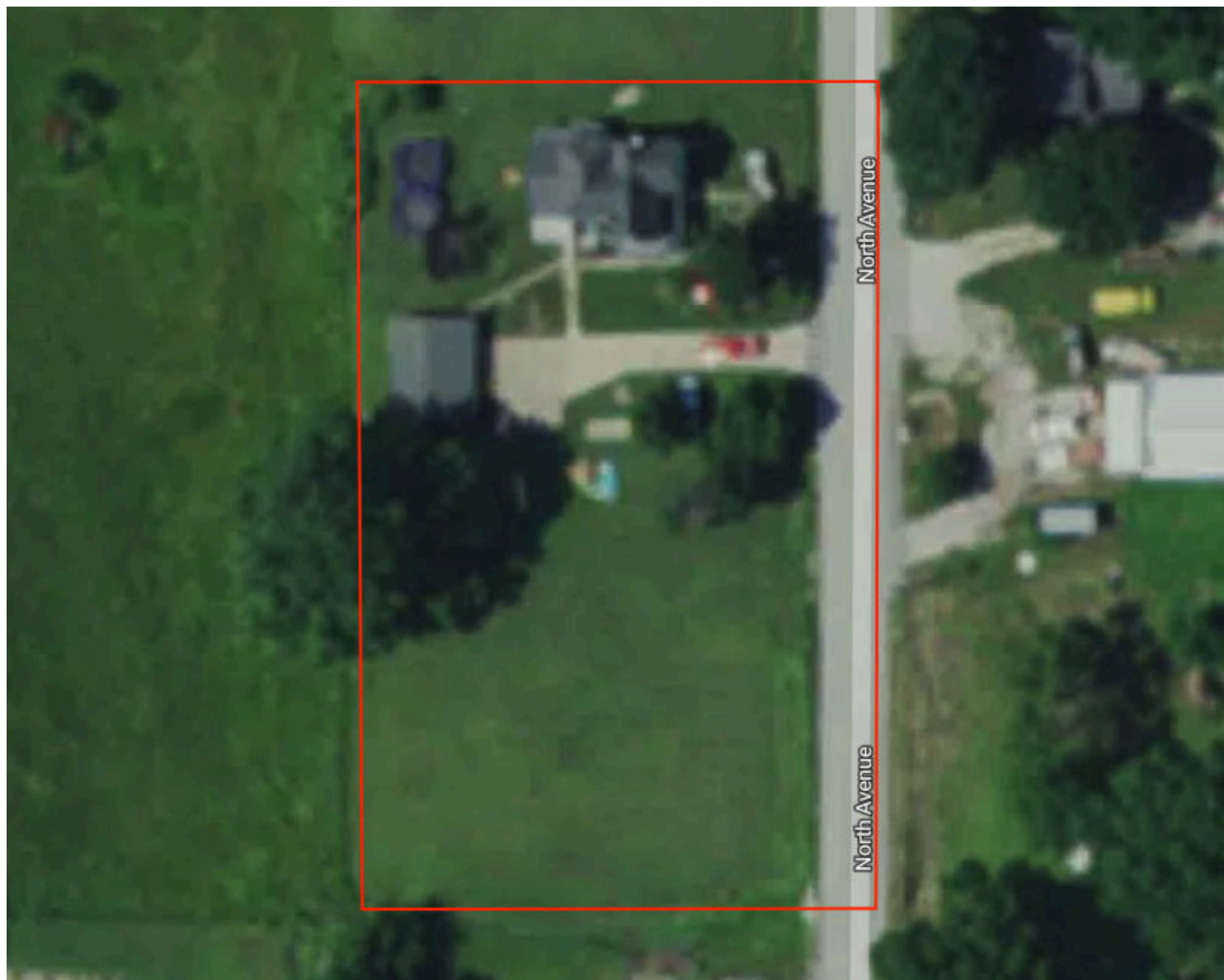


Property Overview



Adams County, IL

1.0 Acres, Boundary 1 of 2



Adams County, IL
Township: 003S

Locations
22 3S 7W

Acres
1

Parcel #
180085700000

Owner 1
ROBERT A GLOSIER

Owner 2
GENEVIEVE R GLOSIER

Owner Address
54 BARKLEY PL SAINT
CHARLES MO 633014569

Property Address
281 NORTH AVE,
PLAINVILLE, IL 623651007

Total Assessed Value
\$49,490

Assessed Land Value
\$8,370

Assessed Improvement
\$41,120

Assessed Land Year
2023

County Use Description
IMPROVED RESIDENTIAL

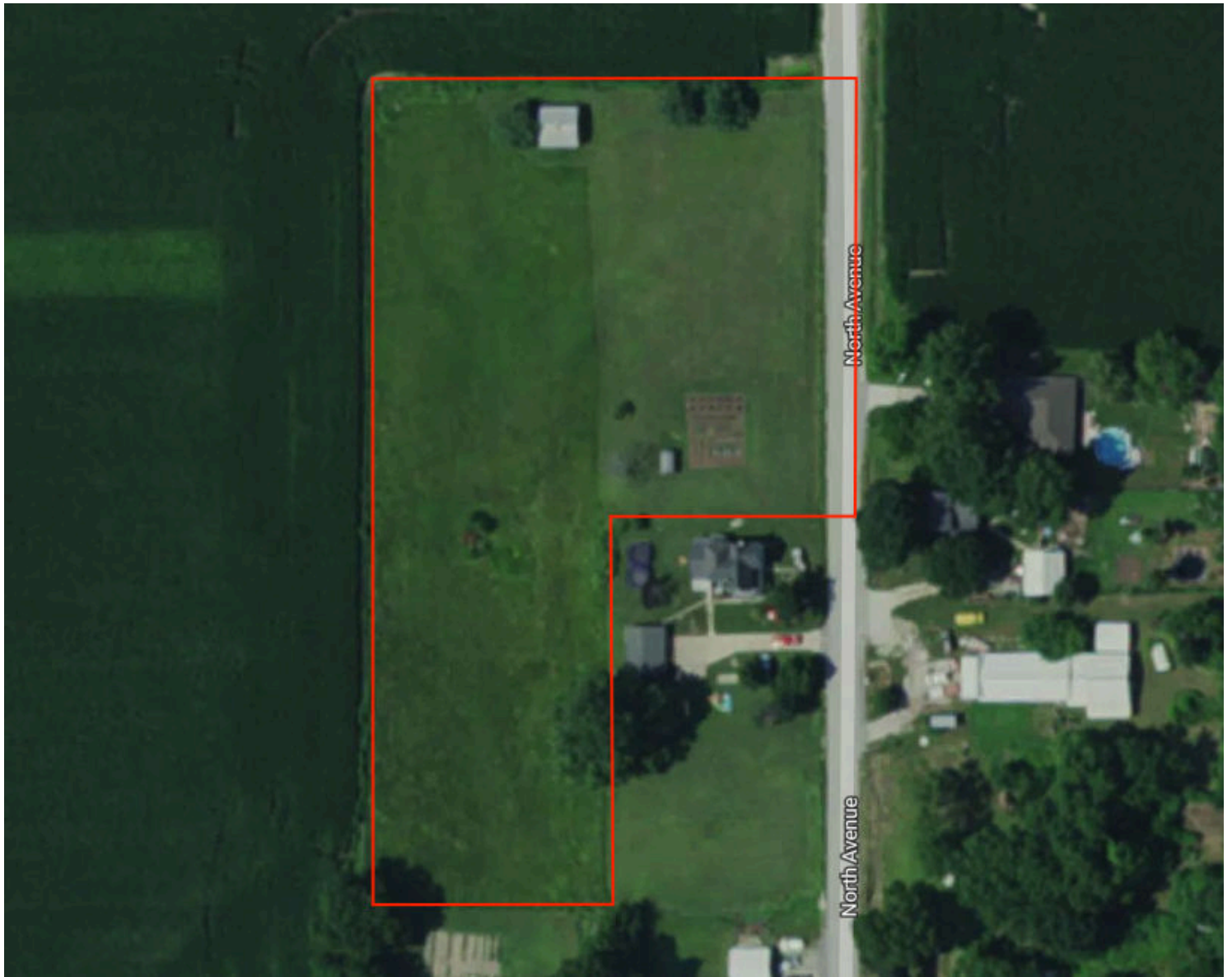
Legal Description
SE SEC 22 3S7W CORP LANDS PLAINVILLE PT E PT SE
SE SEC 22

Property Overview

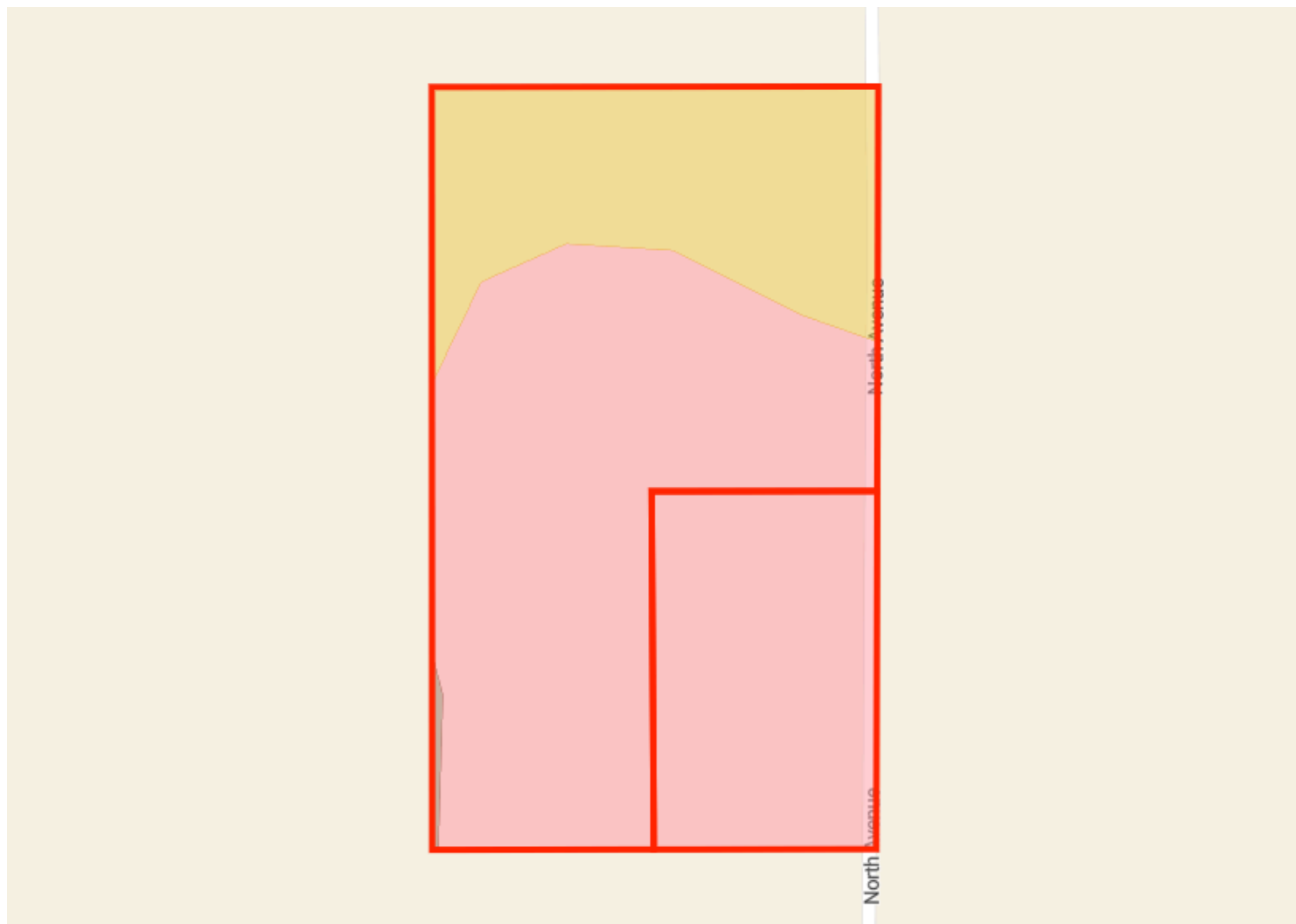


Adams County, IL

3.2 Acres, Boundary 2 of 2



Adams County, IL Township: 003S	Locations 22 3S 7W	Acres 3.23	Parcel # 180024600400
Owner 1 ROBERT A GLOSIER	Owner 2 GENEVIEVE R GLOSIER	Owner Address 54 BARKLEY PL SAINT CHARLES MO 633014569	Property Address -
Total Assessed Value \$5,200	Assessed Land Value \$3,500	Assessed Improvement \$1,700	Assessed Land Year 2023
County Use Description IMPROVED RESIDENTIAL	Legal Description SE SEC 22 3S7W -EX 165FT X 264FT SE- E 330FT N 561.93FT OF S 1319FT SE SEC 22		



○ 86.1 / 100 NCCPI

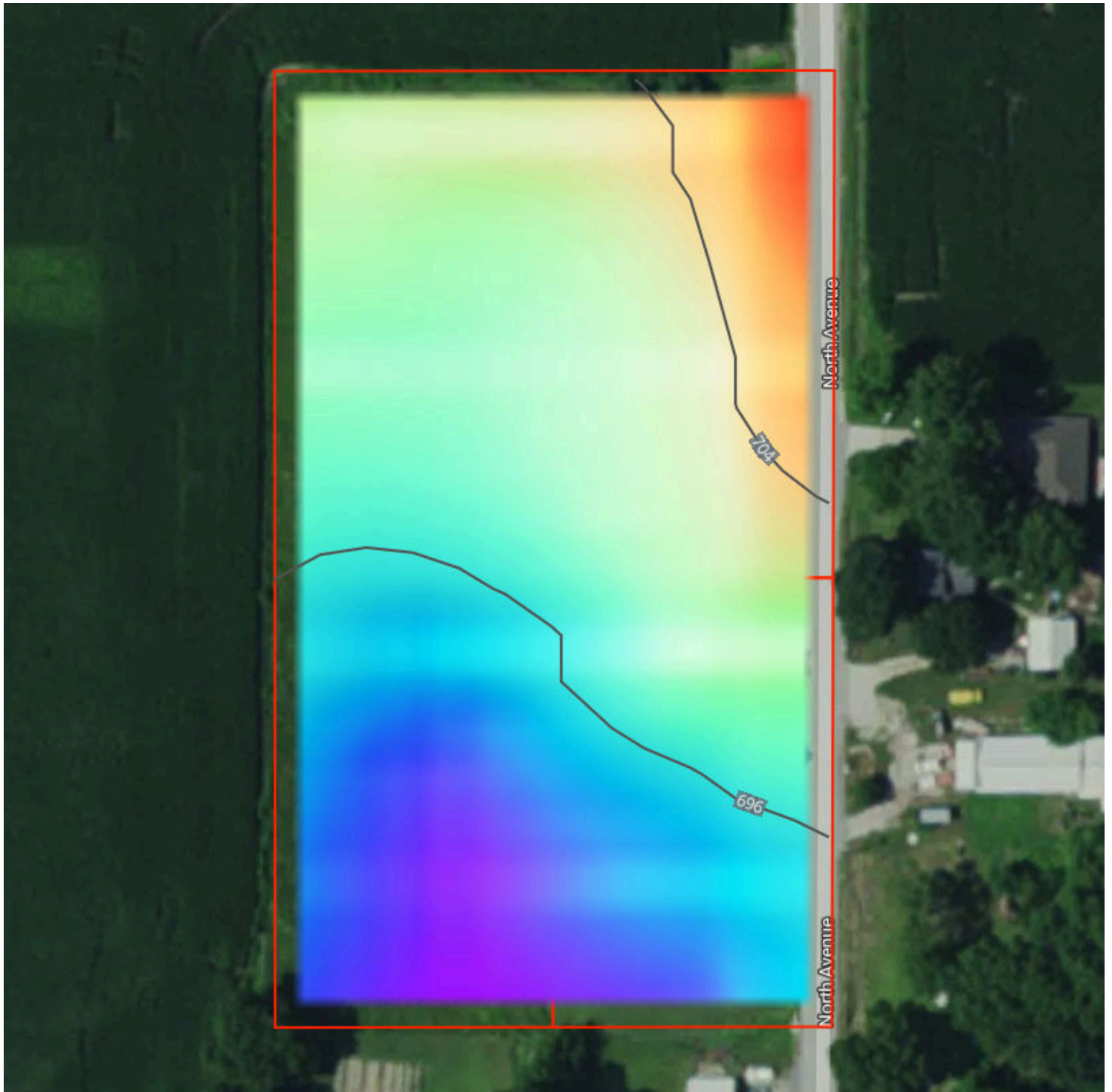
○ 122.5 / 147 PI

Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	State Score (PI)	NCCPI
● 538...	Emery silt loam, 5 to 10 percent slopes, eroded	73.7%	3.1	3e	--	117	83.9
● 441B	Wakenda silt loam, 2 to 5 percent slopes	25.9%	1.1	2e	--	138	92.1
● 384B	Edwardsville silt loam, 2 to 5 percent slopes	0.4%	0	2e	--	138	94.1

Elevation



4.2 Acres, 2 Boundaries



688.1 feet

709.0 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 20.9 feet

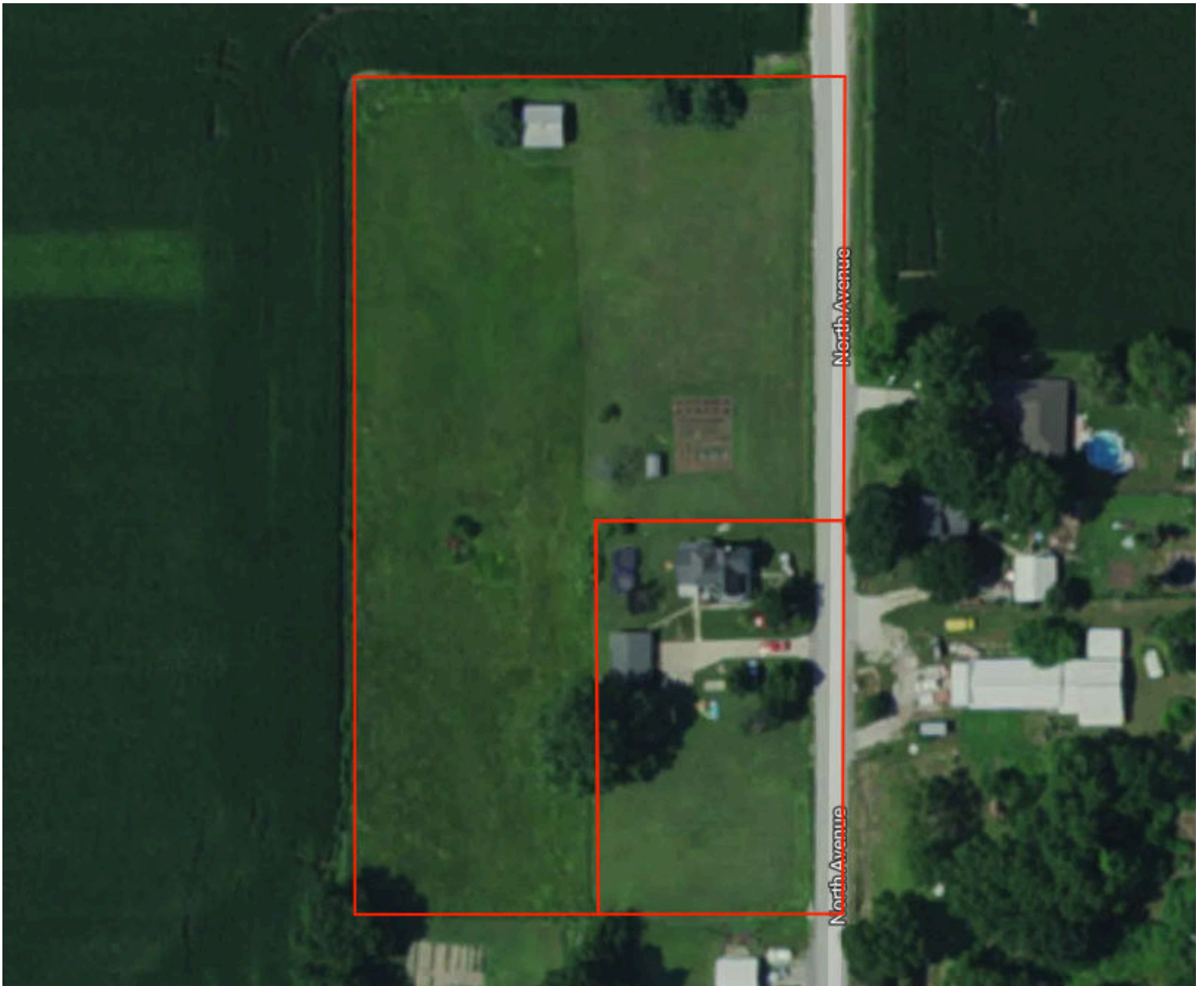
Min: 688.1 feet

Max: 709 feet









Slope: 3.3%

Min: 0.7%

Max: 6.1%



Flood Zone Hazard

-  0.2% annual flood hazard
-  1% annual flood hazard
-  Future 1% annual flood hazard
-  Increased risk due to levee
-  Reduced risk due to levee
-  Regulatory Floodway
-  Special Floodway
-  Wetlands

2023



2021

