



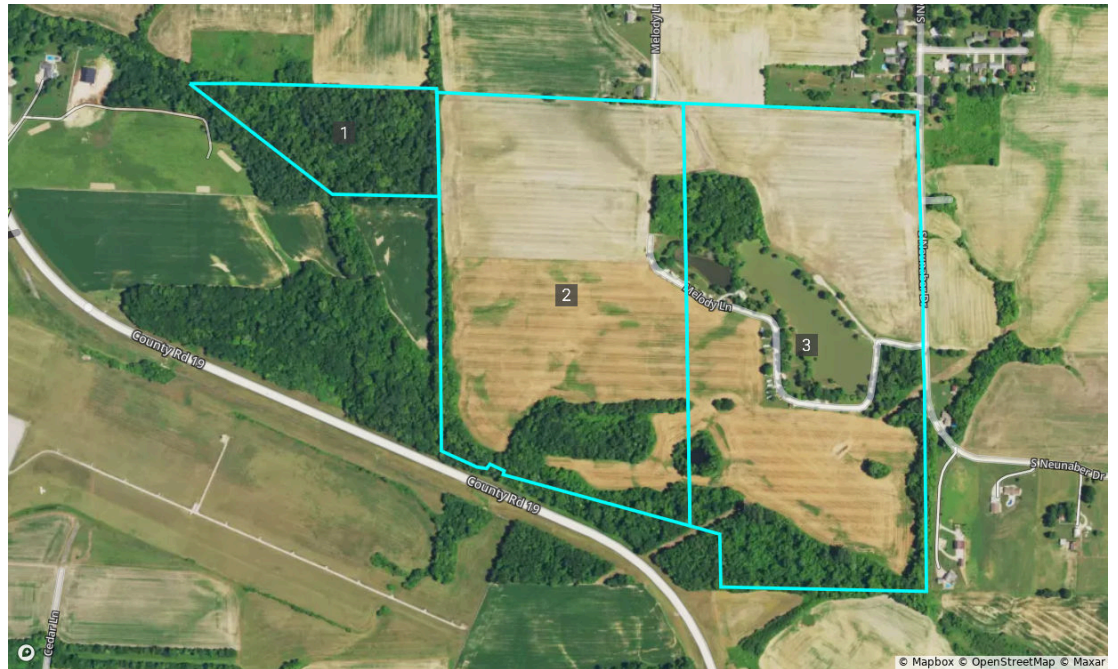
Norma Nisbet

Managing  
Broker- II Lic  
#471.004414

## **bethalto.157.1**

Madison County  
Illinois

157 Acres



**VISTA PROPERTIES AND INVESTMENTS**



# Overview



Madison, IL • Township: Fort Russell  
Locations: 18-5N-8W, 17-5N-8W

157.12 acres, 3 selections



# Overview 157.12 acres, 3 selections



Madison, IL • Township: Fort Russell • Location: 18-5N-8W

Type: Parcel



<b>Acres</b> 15.22	<b>Parcel ID Number</b> 15-1-09-18-00-000-00 5	<b>Property Address</b> Cty Rd 19 St Bethalto, IL 62010
<b>Owner 1</b> AMY S VIEHMAN	<b>Owner 2</b> AHASAY JANE C	<b>Owner Address</b> 2812 Bristol Way Glen Carbon, IL 62034-1581

<b>Total Assessed Value</b> \$1,080	<b>Assessed Land Value</b> \$1,080	<b>Assessed Improvement Value</b> —	<b>Assessed Year</b> 2023
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<b>County Use Description</b> AGRICULTURAL LAND	<b>Legal Description</b> PT NE & S PART W1/2 E1/2 SE1/4 SECT 7
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Madison, IL • Township: Fort Russell • Location: 17-5N-8W

Type: Parcel



<b>Acres</b> 64.07	<b>Parcel ID Number</b> 15-1-09-17-00-000-00 1	<b>Property Address</b> 670 Melody Ln Bethalto, IL 62010
<b>Owner 1</b> AMY S VIEHMAN	<b>Owner 2</b> AHASAY JANE C	<b>Owner Address</b> 2812 Bristol Way Glen Carbon, IL 62034-1581

<b>Total Assessed Value</b> \$21,610	<b>Assessed Land Value</b> \$21,610	<b>Assessed Improvement Value</b> —	<b>Assessed Year</b> 2023
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<b>County Use Description</b> AGRICULTURAL LAND	<b>Legal Description</b> W1/2 NW
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# Overview 157.12 acres, 3 selections



Madison, IL • Township: Fort Russell • Location: 17-5N-8W

Type: Parcel



**Acres**  
77.83

**Parcel ID Number**  
15-1-09-17-00-000-00  
1.001

**Property Address**  
S Moreland Rd  
Bethalto, IL 62010

**Owner 1**  
AMY S VIEHMAN

**Owner 2**  
AHASAY JANE C

**Owner Address**  
2812 Bristol Way  
Glen Carbon, IL 62034-1581

**Total Assessed Value**  
\$19,550

**Assessed Land Value**  
\$19,410

**Assessed Improvement Value**  
\$140

**Assessed Year**  
2023

**County Use Description**  
AGRICULTURAL LAND

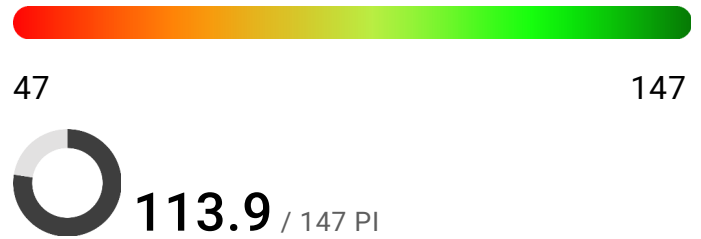
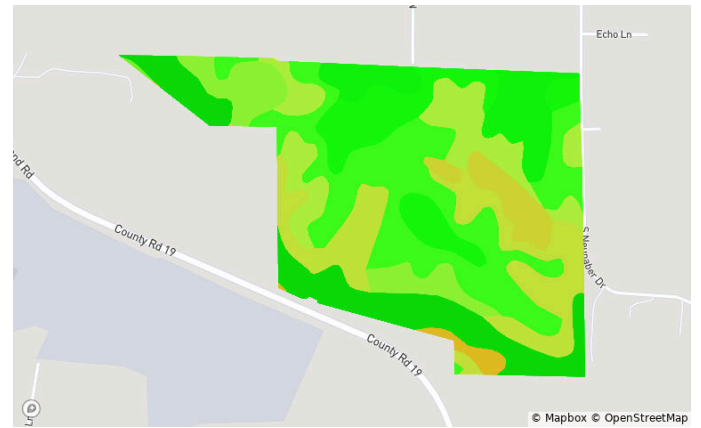
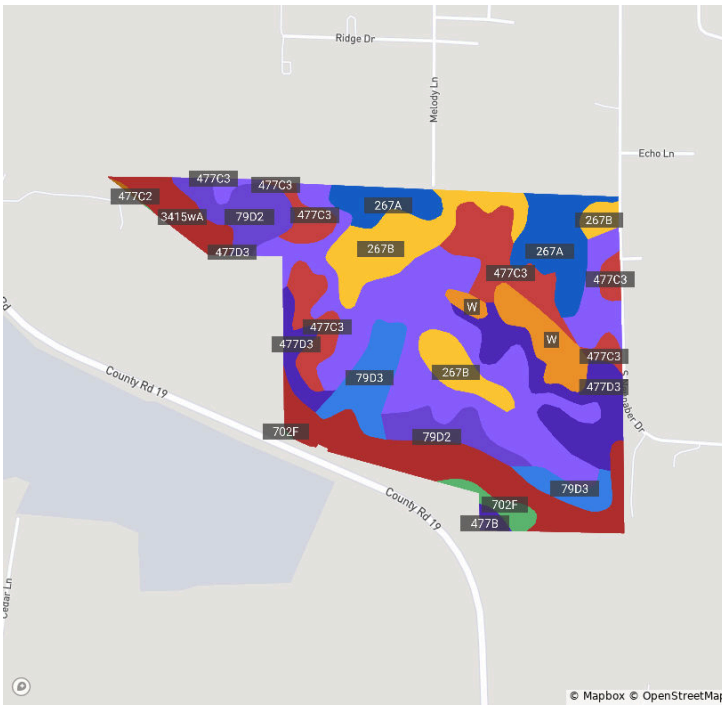
**Legal Description**  
E1/2 NW

# Soils



Madison, IL • Township: Fort Russell  
 Locations: 18-5N-8W, 17-5N-8W

157.12 acres, 3 selections



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	PI
477B	Winfield silt loam, 2 to 5 percent slopes	42.1	26.3%	2e	—	117.8
3415wA	Orion silt loam, warm mesic, 0 to 2 percent slopes, frequently flooded	23.2	14.5%	3w	—	131.0
477C3	Winfield silty clay loam, 5 to 10 percent slopes, severely eroded	18.8	11.7%	6e	—	102.3
267B	Caseyville silt loam, 2 to 5 percent slopes	17.5	11.0%	2e	—	124.7
477D3	Winfield silty clay loam, 10 to 18 percent slopes, severely eroded	14.8	9.2%	4e	—	96.4
267A	Caseyville silt loam, 0 to 2 percent slopes	13.4	8.4%	2w	—	126.0
79D2	Menfro silt loam, 10 to 18 percent slopes, eroded	11.7	7.3%	4e	—	106.8
79D3	Menfro silt loam, 10 to 18 percent slopes, severely eroded	9.7	6.1%	4e	—	97.2

# Soils



Madison, IL • Township: Fort Russell  
 Locations: 18-5N-8W, 17-5N-8W

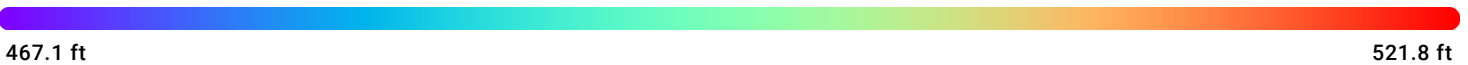
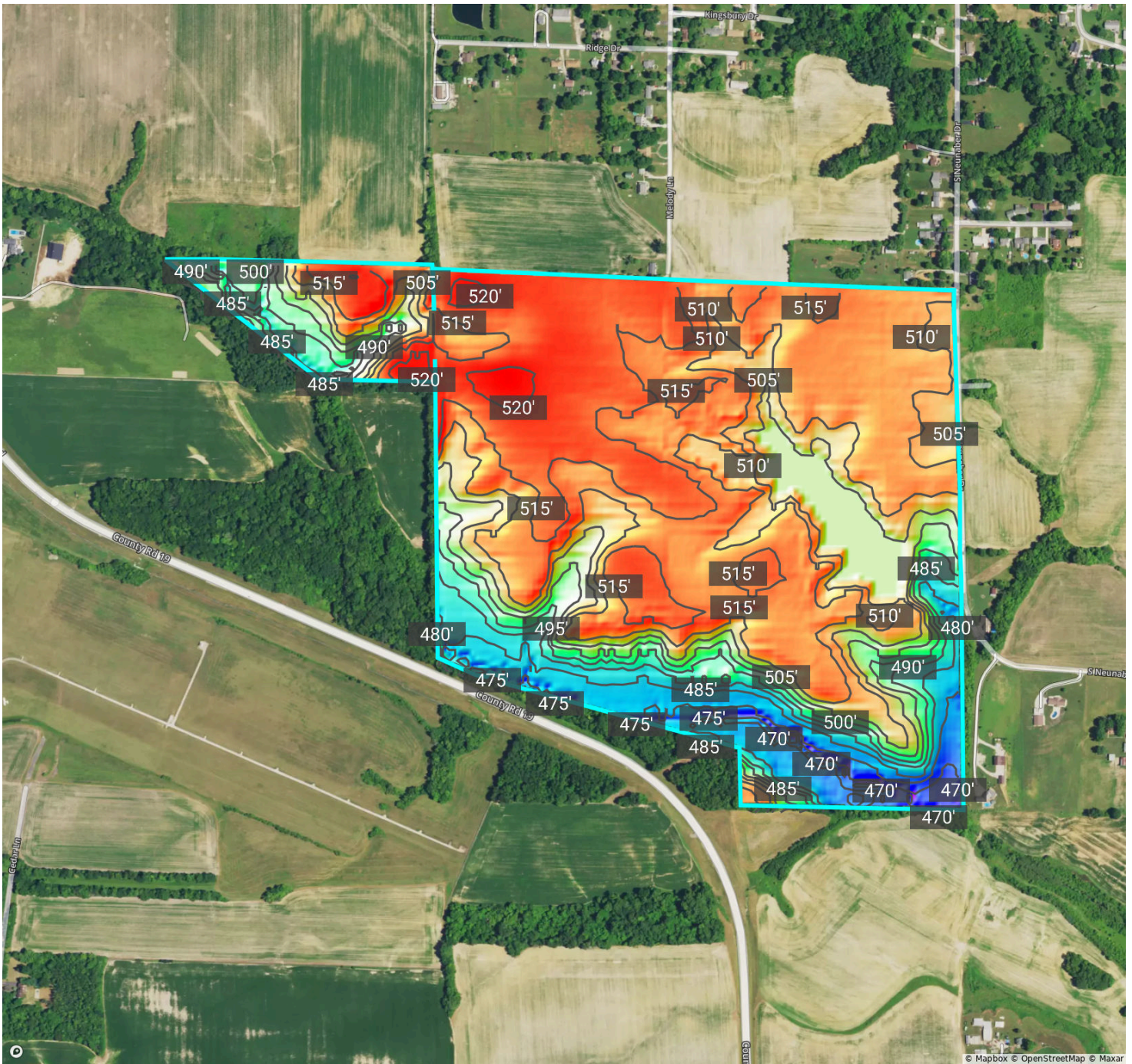
157.12 acres, 3 selections

Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	PI
● W	Water	6.7	4.2%	8w	—	93.0
● 702F	Ruma-Hickory silt loams, 18 to 35 percent slopes	2.0	1.2%	6e	—	85.6
● 477C2	Winfield silt loam, 5 to 10 percent slopes, eroded	0.1	0.1%	3e	—	110.7

# Elevation

Madison, IL • Township: Fort Russell  
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Source: USGS 3 Meter Dem      Interval: 5.0 ft      Range: 54.6 ft      Min: 467.1      Max: 521.8

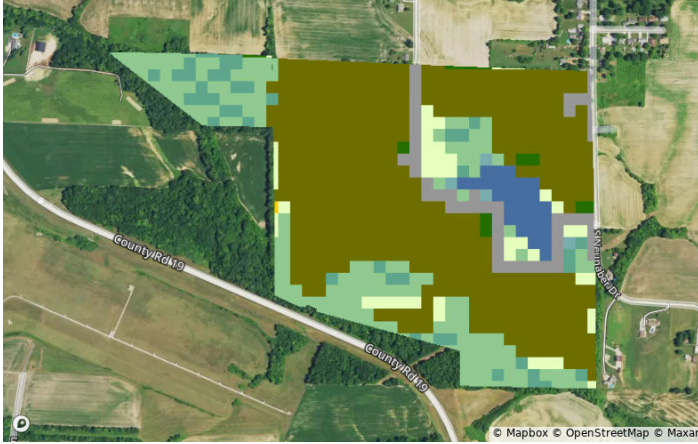
# Crop History



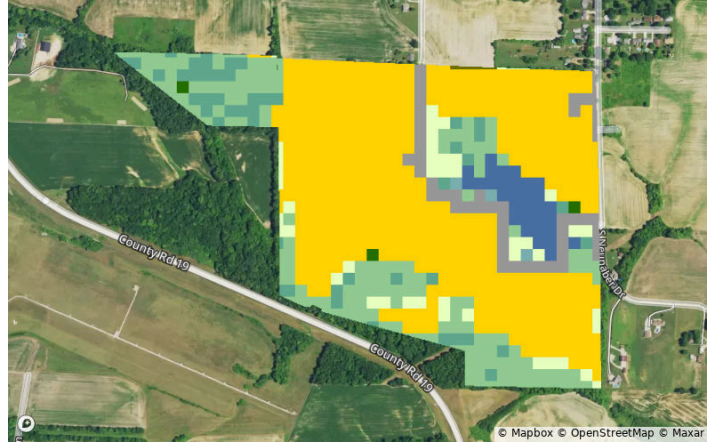
Madison, IL • Township: Fort Russell  
Locations: 18-5N-8W, 17-5N-8W

157.12 acres, 3 selections

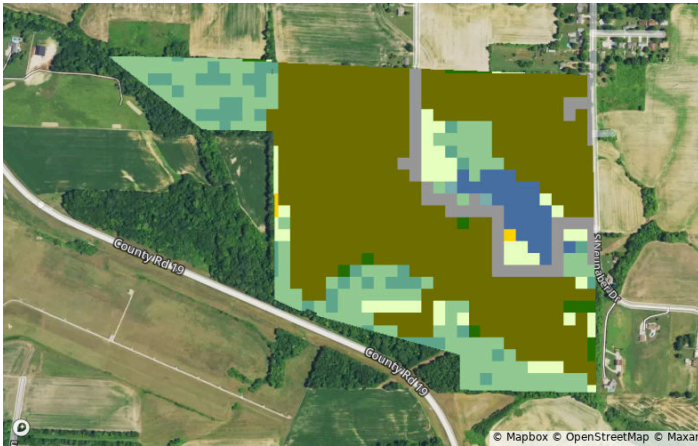
2023



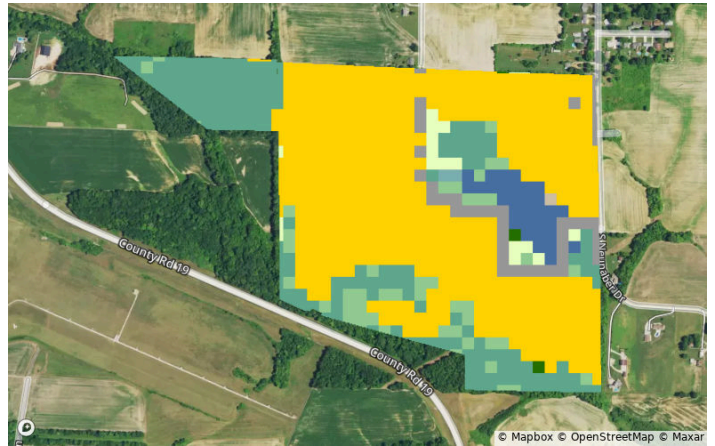
2022



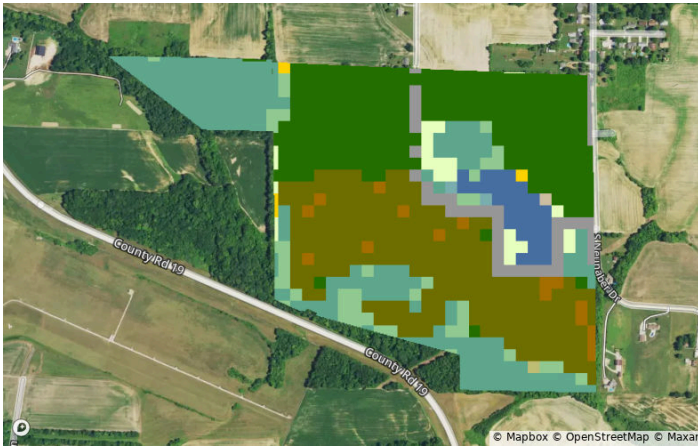
2021



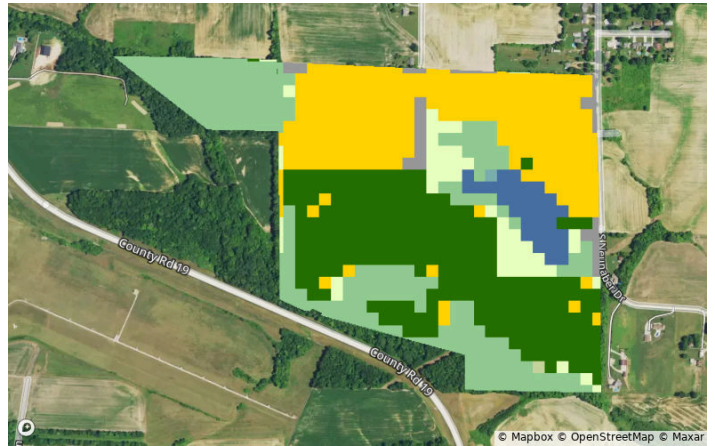
2020



2019



2018





# Crop History



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## All Selections



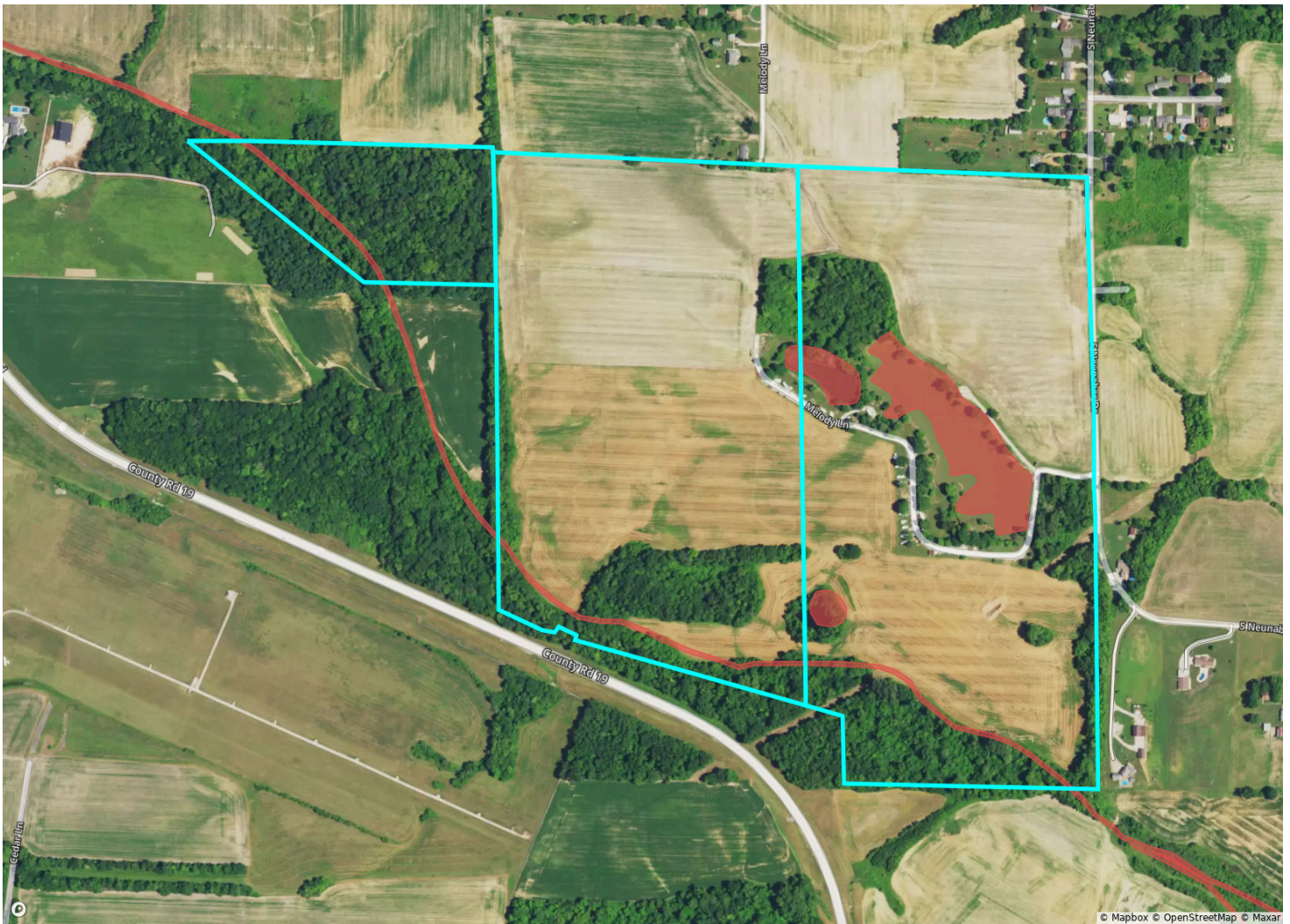
Crop	2023	2022	2021	2020	2019	2018
● Corn	0.0%	58.1%	0.3%	61.0%	0.4%	29.4%
● Dbl Crop WinWht/Soybeans	57.5%	0.0%	57.0%	0.0%	28.0%	0.0%
● Deciduous Forest	19.5%	18.9%	18.9%	6.3%	5.4%	26.5%
● Other	16.0%	16.3%	16.4%	11.7%	14.5%	13.1%
● Soybeans	1.0%	0.4%	1.1%	0.3%	29.5%	31.1%
● Mixed Forest	6.0%	6.3%	6.3%	20.8%	22.1%	0.0%

# Flood (FEMA Report)



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Flood Hazard Zone	% of Selection	Acres
● 100 Year Flood Zone (1% annual chance of flooding)	0.0%	0.0
● 500 Year Flood Zone (0.2% annual chance of flooding)	0.0%	0.0
● Regulatory Floodway	0.0%	0.0
○ No Flood Hazard Zone	100.0%	160.0
Wetlands	% of Selection	Acres
● Assorted Wetlands	5.4%	8.6




# FSA Overview






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157.12 acres, 3 selections



CLU	Acres
1 	54.56
2 	53.19
3 	26.95

CLU	Acres
4 	10.94
5 	10.78
6 	1.28