

ONLINE ONLY FARMLAND AUCTION

24.44± AC SACKWITZ ROAD, NEW ATHENS, IL 62264

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

BIDDING CLOSES: 5PM ~ THURSDAY, JANUARY 23, 2025

VIEWING: SUNDAY, JANUARY, 19 ~ 2:30-4:30PM

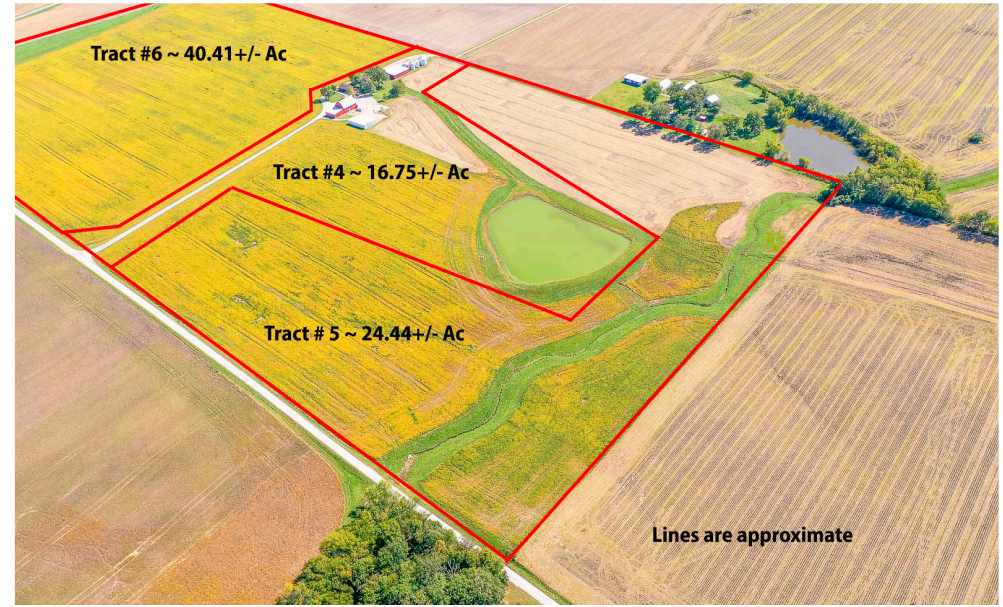
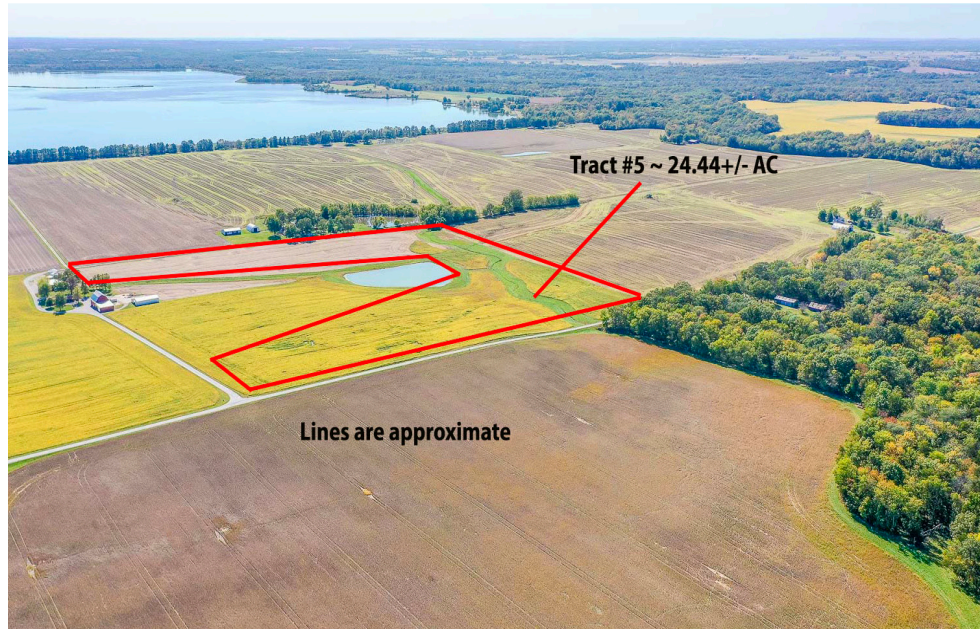
For Online Bidding Visit: AdamsAuctions.HiBid.com

Tract #5 ~ 24.44+/- Ac

24.44± ACRES
21± TILLABLE
ACRES

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



24.44± AC

TOTAL LOT SIZE

A - AGRICULTURE

ZONING

\$1,106

TOTAL '23 TAXES

These 24.44± acres of mostly tillable land in New Athens, IL offer income generation potential in a farming operation! Spring 2025 planting season is available to the new owner. The property is accessed directly off Sackwitz Road and is in the St. Clair County Zoning jurisdiction. This property is currently Zoned A-Agriculture. These 24.44± acres offer a multitude of home site possibilities for building your dream home. This property would be best suited for private water/sewer should you decide to build. ****Taxes will be reassessed with new owner after split is recorded****

PARCEL NUMBERS

P.I.N	Size	Amount
Part 20-27.0-200-004	24.44± Ac.	\$1,106

Terms: \$25,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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 & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

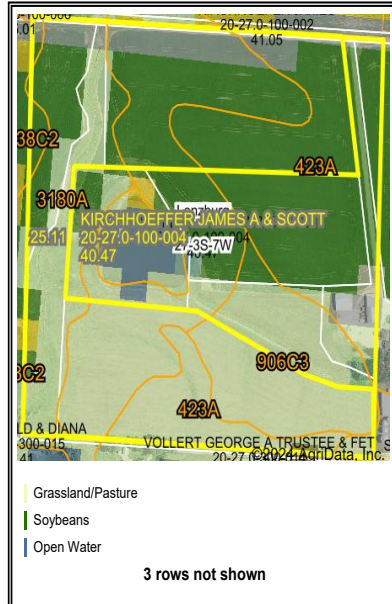


4 Year Crop History

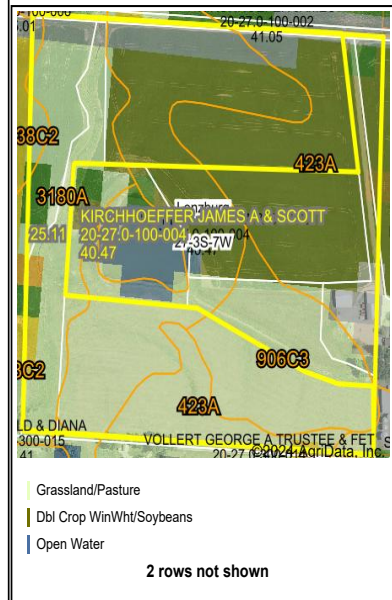
Owner/Operator: Date:
Address: Farm Name:
Address: Field ID:
Phone: Acct. #:

Crop Year: 2023

Crop Year: 2022



Crop Year: 2021



Boundary Center: 38° 14' 38.88, -89° 51' 51.49

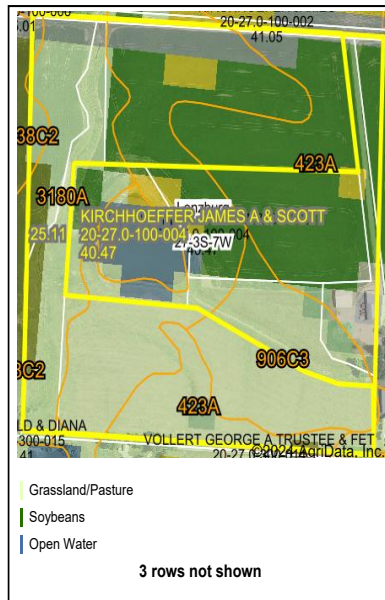
State: IL County: St. Clair

Legal: 27-3S-7W Twnshp: Lenzburg

Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Crop Year: 2020

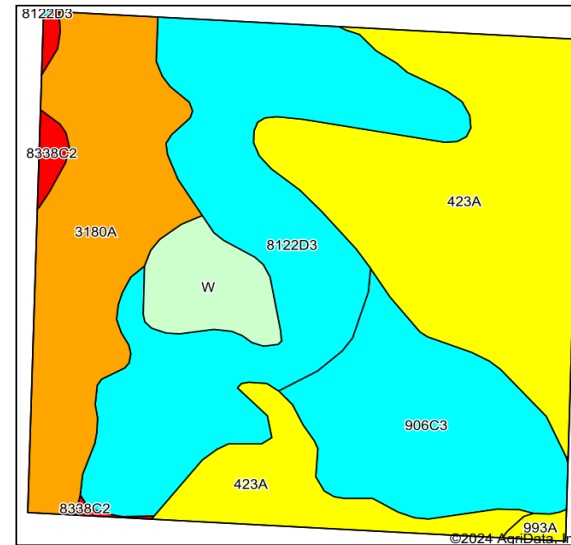


Maps Provided By:

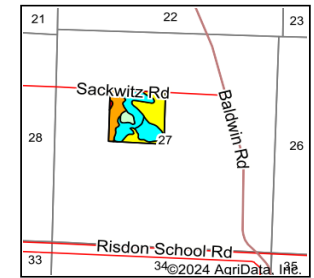


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Soils Map



Soils data provided by USDA and NRCS



State: **Illinois**
County: **St. Clair**
Location: **27-3S-7W**
Township: **Lenzburg**
Acres: **40.47**
Date: **11/12/2024**



Area Symbol: IL163, Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	13.28	32.9%		FAV	155	46	55	0	115	5.00	110	74
**8122D3	Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded	11.37	28.1%		UNF	**89	**28	**37	**47	0	**2.90	**65	37
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequently flooded	7.30	18.0%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
**906C3	Redbud-Hurst silty clay loams, 5 to 10 percent slopes, severely eroded	6.02	14.9%		FAV	**115	**37	**47	**25	**49	**2.00	**85	43
W	Water flooded	1.83	4.5%										
993A	Cowden-Piassa silt loams, 0 to 2 percent slopes	0.21	0.5%		FAV	148	49	58	33	60	4.50	111	51
Weighted Average						124.8	38.2	47.3	33	45.3	3.7	90	*n 53.8

Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2023

Crop yields and productivity (B811 EFOTG) are maintained at the USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

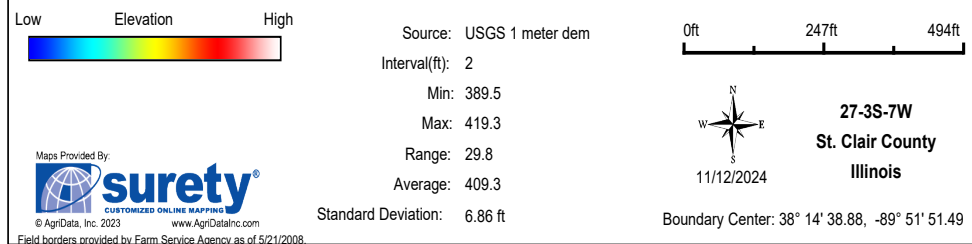
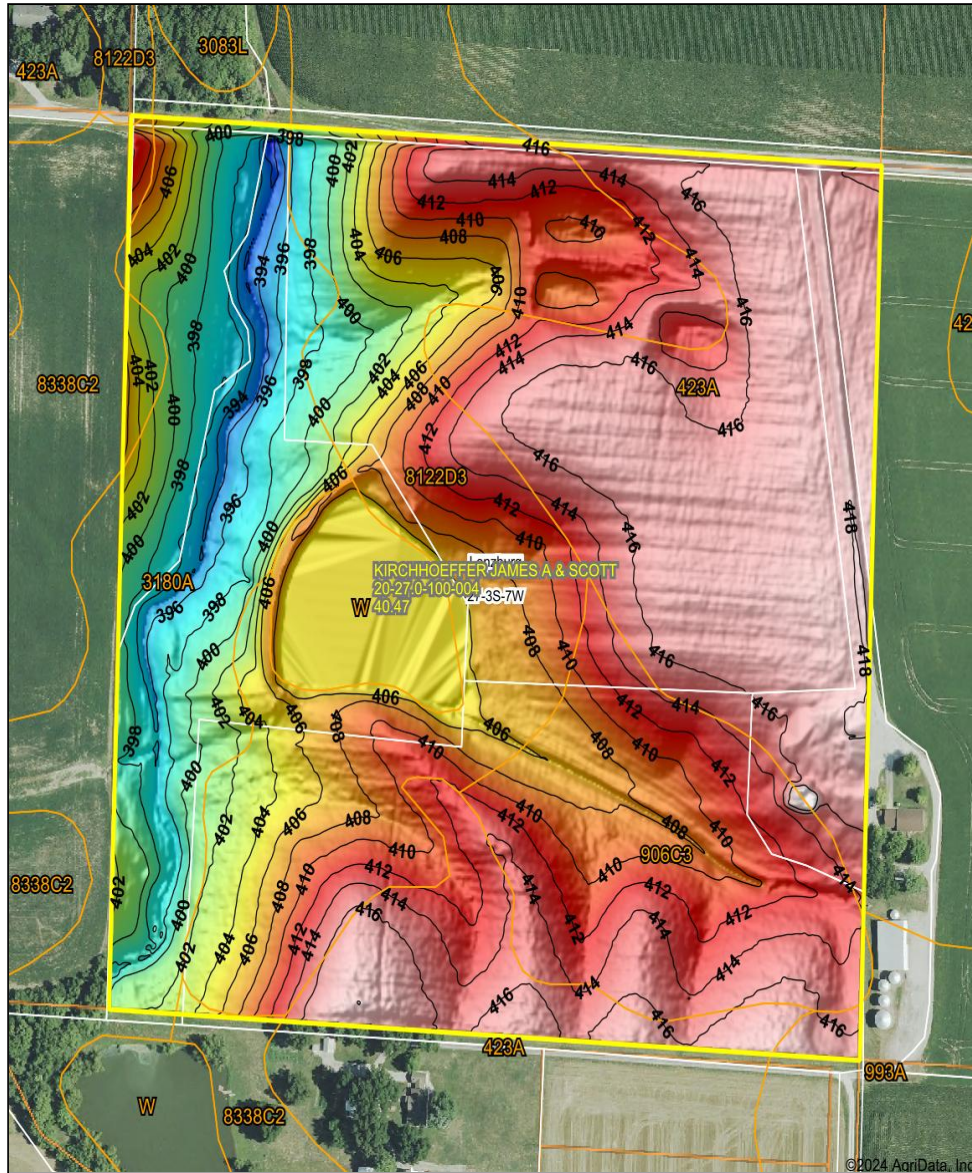
^b Soils in the southern region were not rated for oats and are shown with a zero "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

*n: The aggregation method is "Weighted Average using all components"

Topography Hillshade



Aerial Map

