

ONLINE ONLY FARMLAND AUCTION

38.84± AC SACKWITZ ROAD, NEW ATHENS, IL 62264



618-234-8751

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Mobile (618) 530-8751

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

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

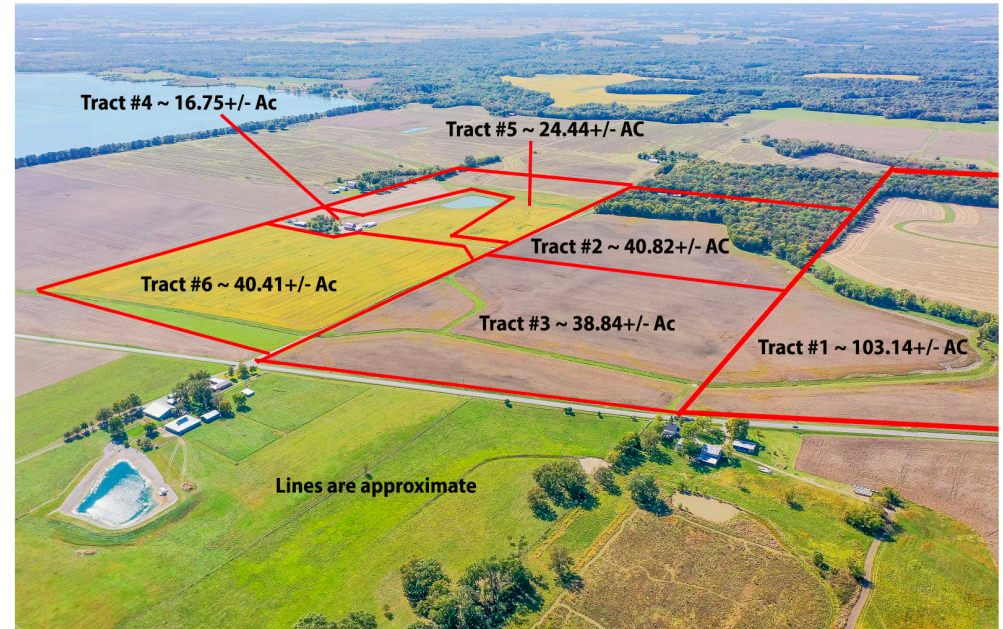
For Online Bidding Visit: AdamsAuctions.HiBid.com

38.84± ACRES
MOSTLY TILLABLE
ACRES

Tract #3 ~ 38,84+/- Ac

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



38.84± AC

TOTAL LOT SIZE

A - AGRICULTURE

ZONING

\$902

TOTAL '23 TAXES

These 38.84± 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 Baldwin Road and is in the St. Clair County Zoning jurisdiction. This property is currently Zoned A-Agriculture. These 38.84± 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.

PARCEL NUMBERS

P.I.N	Size	Amount
20-27.0-200-001	38.84± Ac.	\$902

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: 11/12/2024

Address:

Farm Name:

Address:

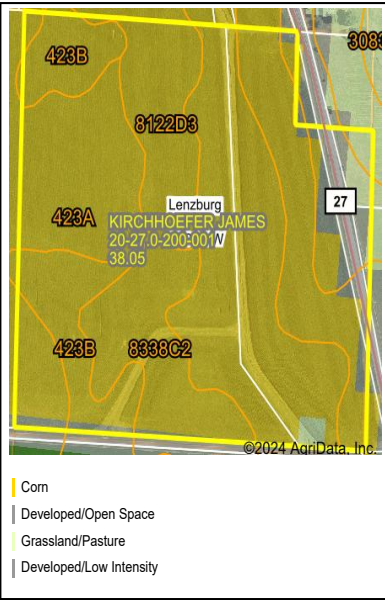
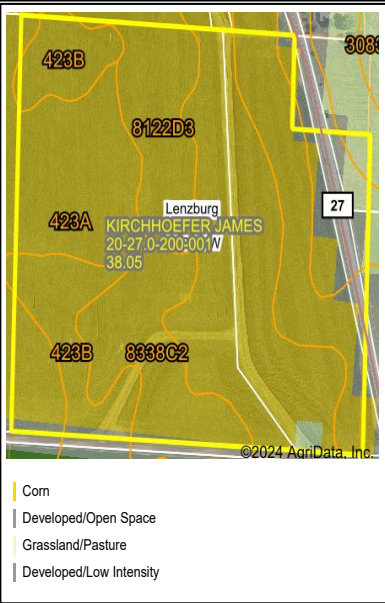
Field ID:

Phone:

Acct. #:

Crop Year: 2023

Crop Year: 2022



Boundary Center: 38° 14' 51.83, -89° 51' 34.82

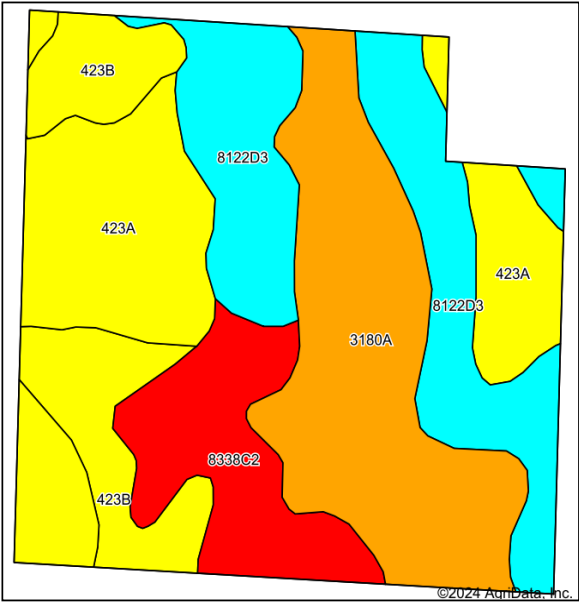
State: ILCounty: St. Clair

Legal: 27-3S-7WTwnshp: Lenzburg

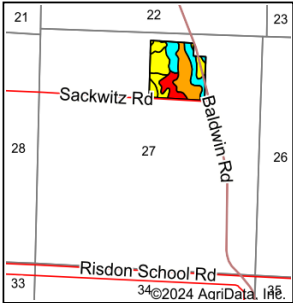
Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

Maps Provided By: surety®
CUSTOMIZED ONLINE MAPPING
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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: 38.05
Date: 11/12/2024

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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
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequently flooded	9.97	26.1%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
423A	Millstadt silt loam, 0 to 2 percent slopes	9.38	24.7%		FAV	155	46	55	0	115	5.00	110	74
**8122D3	Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded	9.12	24.0%		UNF	**89	**28	**37	**47	0	**2.90	**65	37
**423B	Millstadt silt loam, 2 to 5 percent slopes	4.84	12.7%		FAV	**152	**45	**54	0	**113	**4.90	**108	72
**8338C2	Hurst silty clay loam, 5 to 10 percent slopes, eroded, occasionally flooded	4.74	12.5%		UNF	**129	**42	**53	**65	0	**3.90	**96	46
Weighted Average						137.9	42.1	51.9	41.4	42.7	4.2	99.3	ⁿ 59.3

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 following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/info/state/IL/documents/section=2&folder=52809>

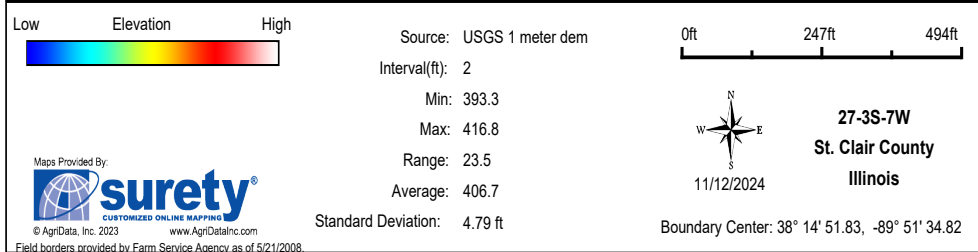
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG

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"

[illegible]

8122D3

423B

423A

3180A

8338C2

8084

3083L

27

27

27

27

Lenzburg

KIRCHHOEFER JAMES

20-27.0-200.001 NW

38.05

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