

ONLINE ONLY FARMLAND AUCTION

40.41± 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

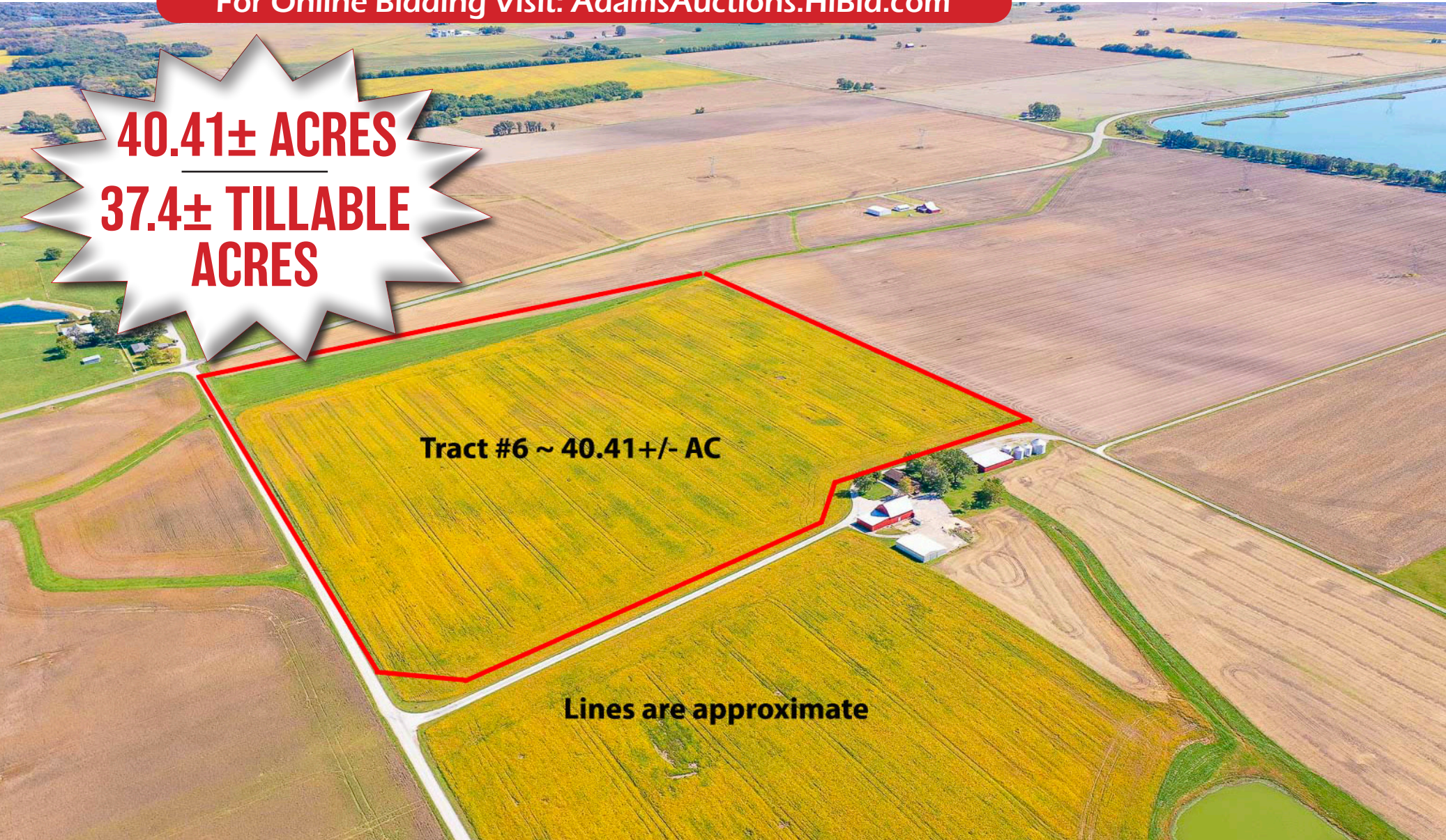
VIEWING: SUNDAY, JANUARY 19 ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

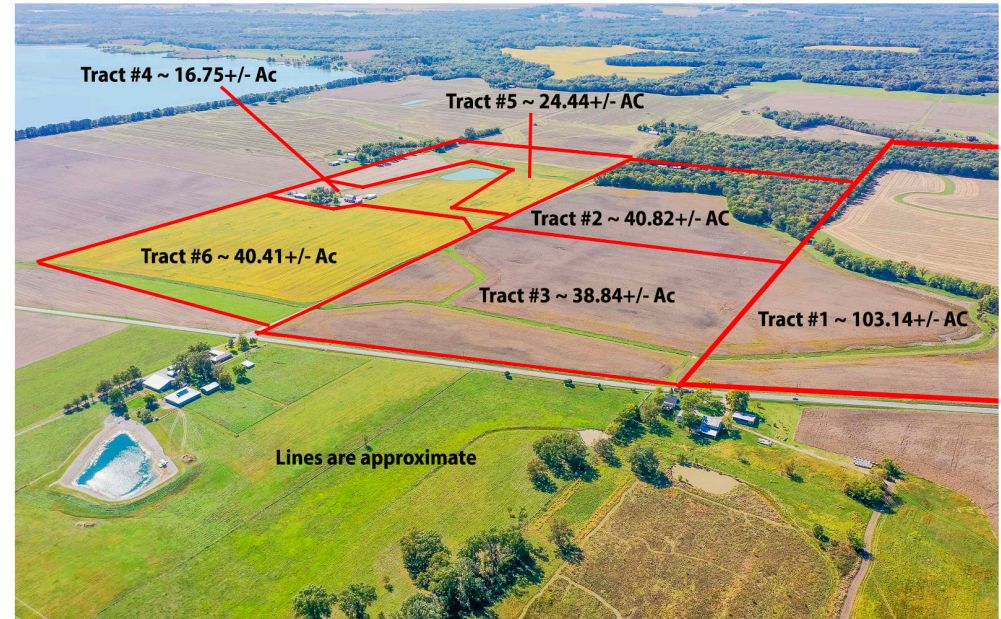
40.41± ACRES
37.4± TILLABLE
ACRES

Tract #6 ~ 40.41+/- AC

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



40.41± AC

TOTAL LOT SIZE

A - AGRICULTURE

ZONING

\$3,303

TOTAL '23 TAXES

These 40.41± 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 40.41± 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
20-27.0-200-004	40.41± Ac.	\$3,303

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:

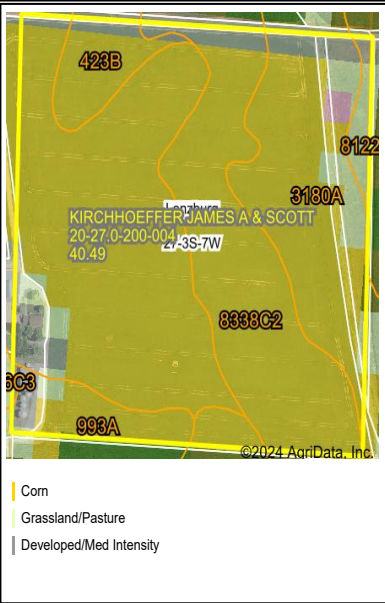
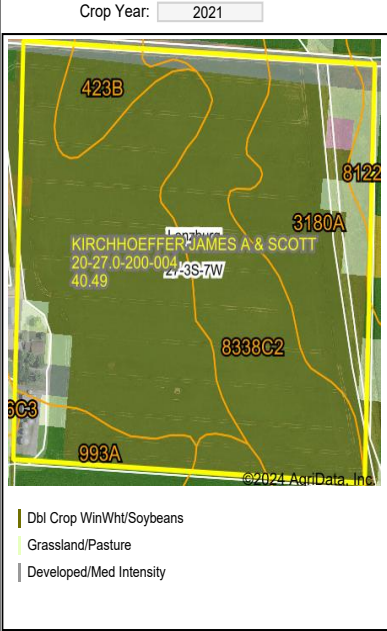
Field ID:

Phone:

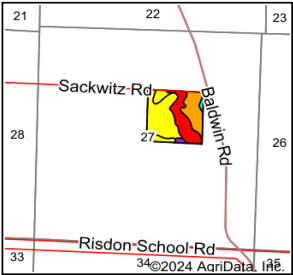
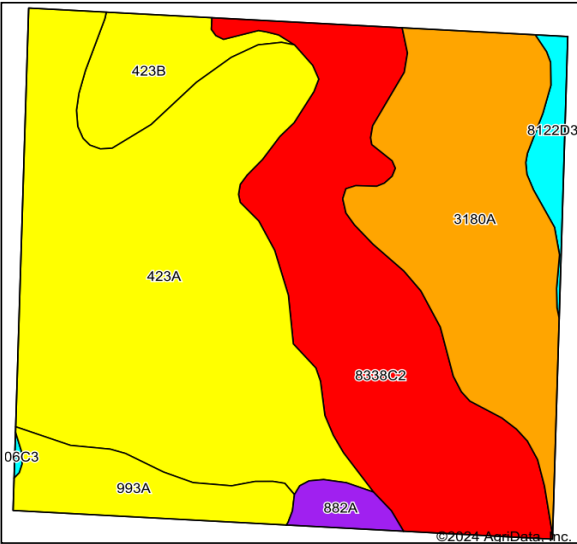
Acct. #:

Crop Year: 2023

Crop Year: 2022



Soils Map



State: Illinois
County: St. Clair
Location: 27-3S-7W
Township: Lenzburg
Acres: 40.49
Date: 11/12/2024

Soils data provided by USDA and NRCS.													
Area Symbol: IL163, Soil Area Version: 17													
Code	Soil Description	Acres	Percent of field	IL 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-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	16.08	39.7%		FAV	155	46	55	0	115	5.00	110	74
**8338C2	Hurst silty clay loam, 5 to 10 percent slopes, eroded, occasionally flooded	10.12	25.0%		UNF	**129	**42	**53	**65	0	**3.90	**96	46
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequently flooded	8.57	21.2%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
993A	Cowden-Piasa silt loams, 0 to 2 percent slopes	2.22	5.5%		FAV	148	49	58	33	60	4.50	111	51
**423B	Millstadt silt loam, 2 to 5 percent slopes	2.14	5.3%		FAV	**152	**45	**54	0	**113	**4.90	**108	72
**8122D3	Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded	0.74	1.8%		UNF	**89	**28	**37	**47	0	**2.90	**65	37
882A	Oconee-Darmstadt-Coulterville silt loams, 0 to 2 percent slopes	0.62	1.5%		FAV	145	47	54	0	108	4.30	107	64
Weighted Average						148.5	45.6	55.5	36.7	56.6	4.6	107.3	*n 63.1

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/#/state/IL/documents/section=2&folder=52809>

** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the IL 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"

Aerial Map



Map Center: 38° 14' 38.55, -89° 51' 34.79

0ft 245ft 489ft



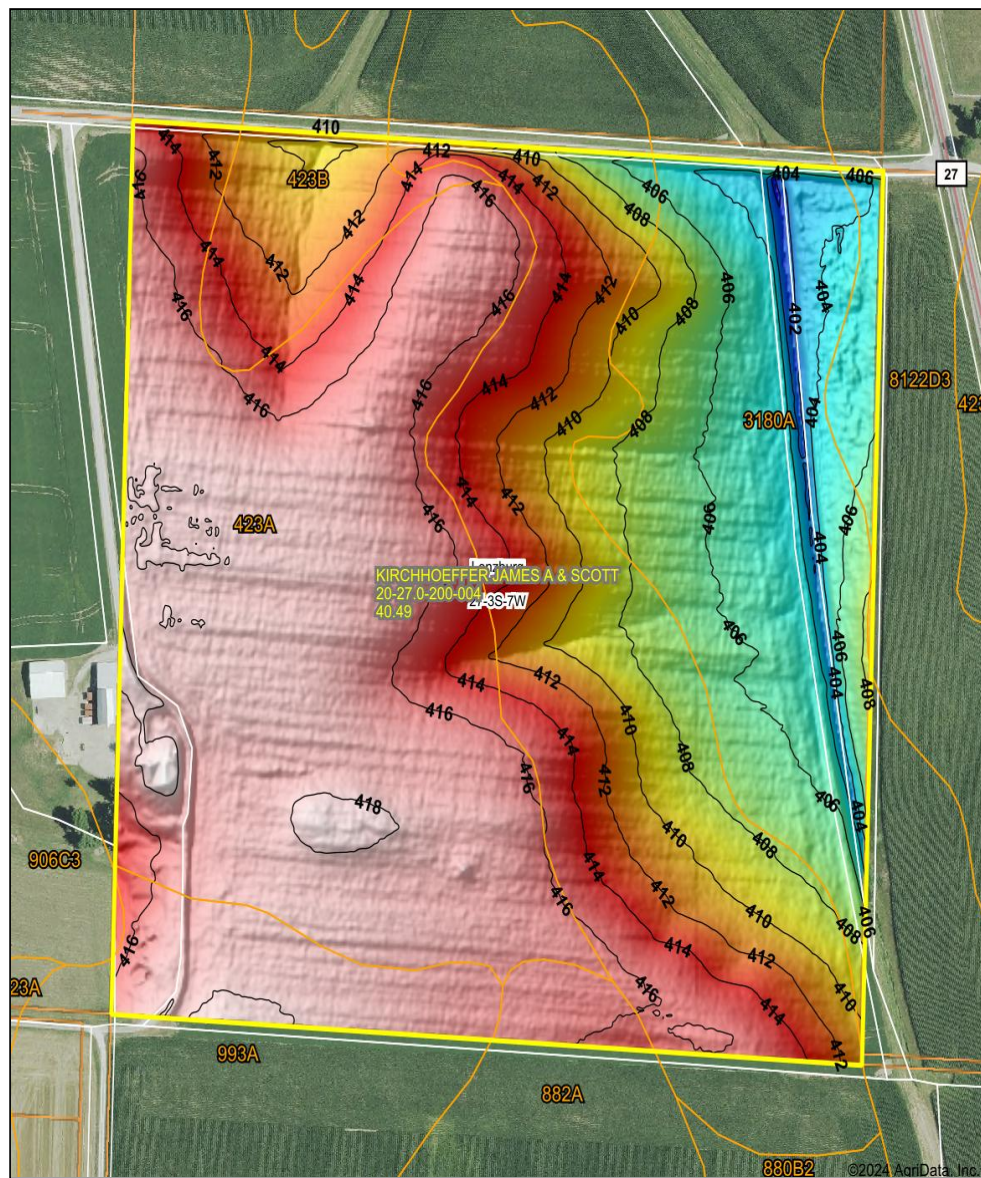
27-3S-7W
St. Clair County
Illinois

11/12/2024

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgridataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Low Elevation High



Source: USGS 1 meter dem

Interval(ft): 2

Min: 399.5

Max: 418.9

Range: 19.4

Average: 412.8

Standard Deviation: 4.76 ft

0ft 247ft 495ft



27-3S-7W
St. Clair County
Illinois

Boundary Center: 38° 14' 38.55, -89° 51' 34.79

Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgridataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.