

# ONLINE ONLY FARMLAND AUCTION

47.84± AC State Route 15, Freeburg, IL 62243



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**BIDDING CLOSES: 5PM ~ WEDNESDAY, OCTOBER 29, 2025**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**

20.45+/- Ac

27.39+/- Ac

**47.84± AC PARCEL  
MOSTLY TILLABLE  
GROUND**

**2 PARCELS  
SELLING AS 1**

**Lines are approximate**



# GENERAL INFORMATION & AUCTION TERMS



**47.84± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$1,207**

TOTAL '24 TAXES

These 47.84± acres of prime tillable ground sit just off Illinois State Route 15, approximately 5.6 miles south of Freeburg in St. Clair County. With 46± acres of productive cropland, the property delivers immediate crop-production potential and reliable income generation. Its convenient position along IL-15 ensures easy access, making it an ideal addition to an established farm or the perfect launchpad for a new farming operation. Beyond its agricultural value, the land offers scenic building sites for a dream home or hobby farm. The agricultural zoning code permits single-family residences by right, preserving rural character while accommodating residential living. Should you wish to pursue non-agricultural or commercial development, the county's variance or special-use process would apply. Electricity is available on site, though tap-on fees have not yet been paid by the current owner, and the acreage is best suited for private water and sewer systems. This combination of utilities and zoning flexibility makes the property equally attractive for farming, residential use, or a blend of both. Whether you are looking to expand an existing farming enterprise or create a country estate with income-producing cropland, this tract represents a rare opportunity in St. Clair County.

## PARCEL NUMBERS

P.I.N	Size	Amount
18-01.0-100-007	27.39± Ac.	\$712
18-01.0-300-002	20.45± Ac.	\$495

Terms: \$20,000 Down Day of Sale on Each Tract of 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

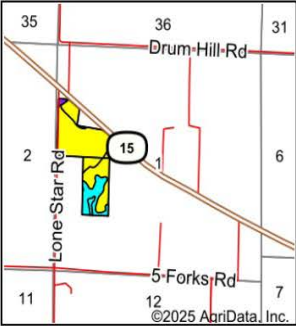
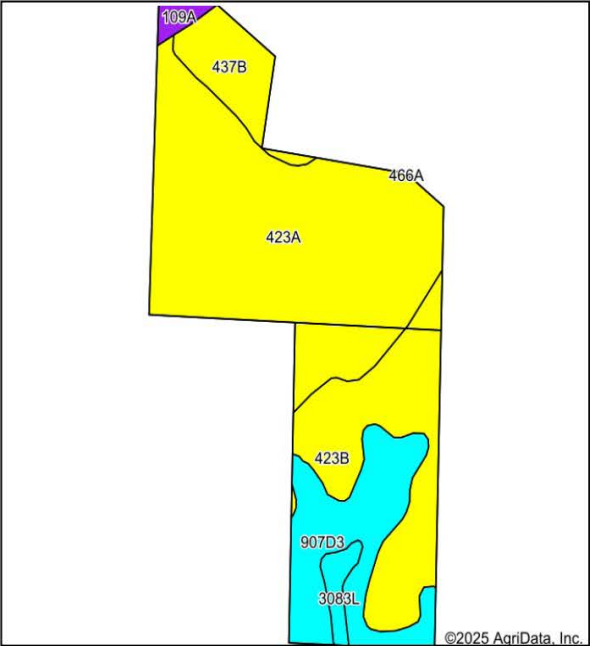
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.





Soils Map



State: Illinois  
County: St. Clair  
Location: 1-2S-7W  
Township: New Athens  
Acres: 47.85  
Date: 9/9/2025

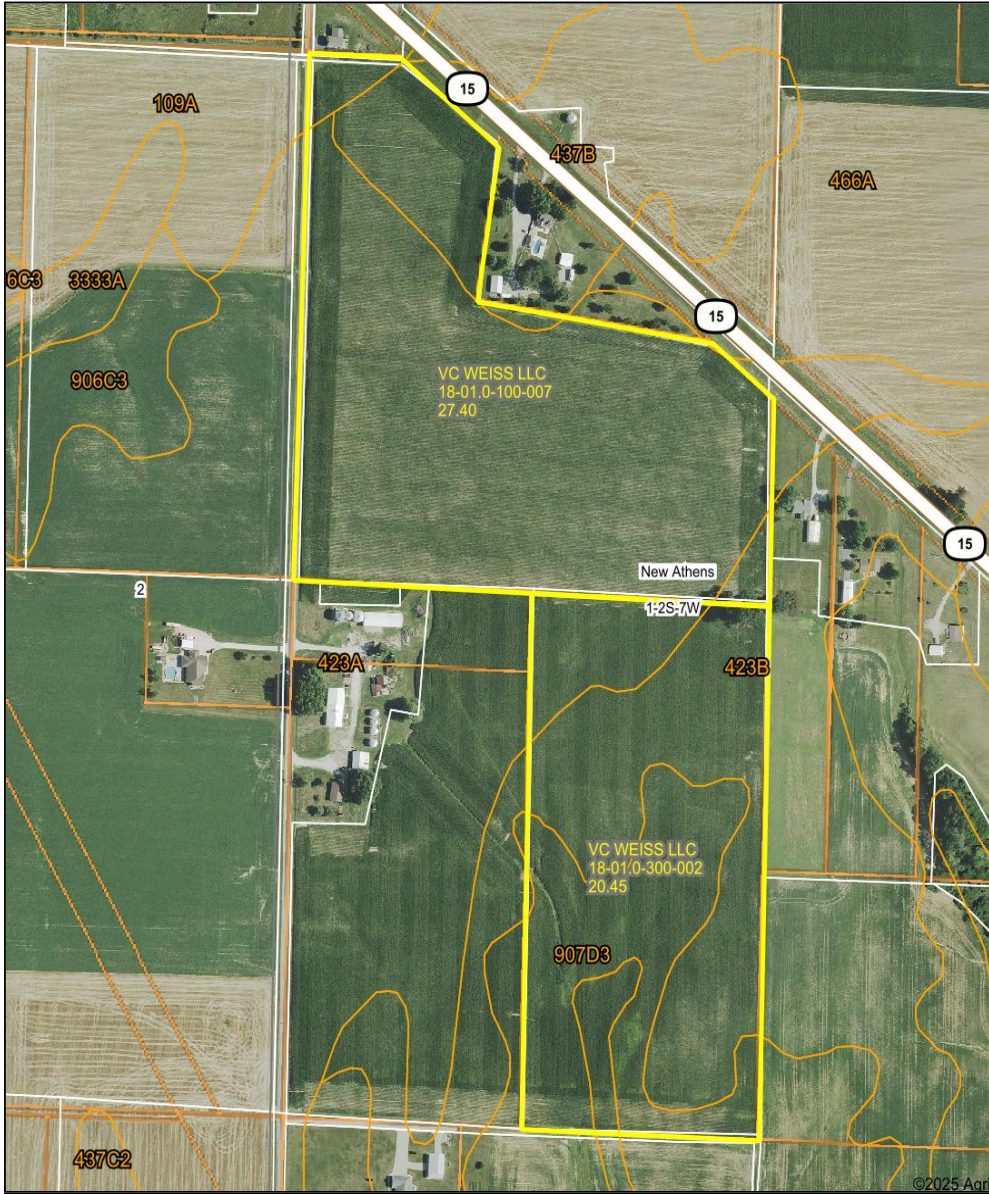


Soils data provided by USDA and NRCS.

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-le gume e hay, T/A	Crop productivity index for optimum management	n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	25.27	52.8%		FAV	155	46	55	0	115	5.00	110	74
**423B	Millstadt silt loam, 2 to 5 percent slopes	9.85	20.6%		FAV	**152	**45	**54	0	**113	**5.00	**108	72
**907D3	Redbud-Colp silty clay loams, 10 to 18 percent slopes, severely eroded	7.76	16.2%		FAV	**107	**33	**43	**21	**50	**4.00	**79	40
**437B	Redbud silt loam, 2 to 5 percent slopes	3.43	7.2%		FAV	**152	**47	**62	0	**113	**5.00	**112	71
**3083L	Wabash silty clay, 0 to 2 percent slopes, frequently flooded, long duration	0.91	1.9%		FAV	**78	**26	**30	**37	0	**2.00	**58	44
109A	Raccoon silt loam, 0 to 2 percent slopes	0.63	1.3%		FAV	144	46	56	0	114	4.00	106	71
Weighted Average						144.8	43.4	52.9	4.1	101.7	4.8	103.7	n 67.2

Aerial Map



Map Center: 38° 23' 14.24, -89° 49' 57.49

0ft 424ft

1-2S-7W  
St. Clair County  
Illinois



9/9/2025

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

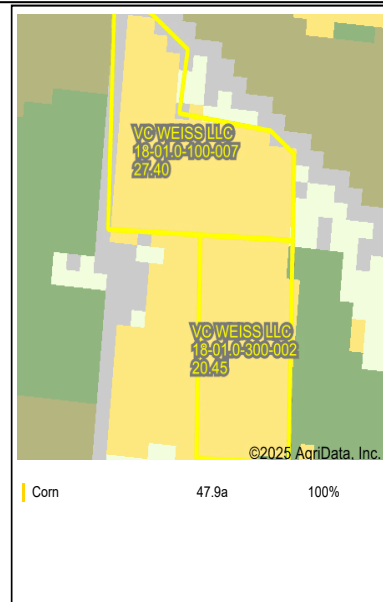
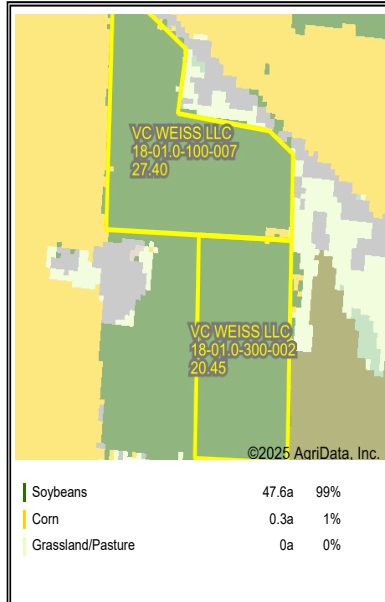


## 4 Year Crop History

Owner/Operator:  Date: 9/9/2025  
 Address:  Farm Name:   
 Address:  Field ID:   
 Phone:  Acct. #:

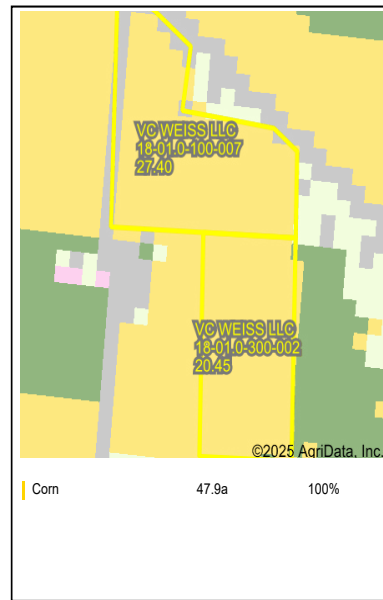
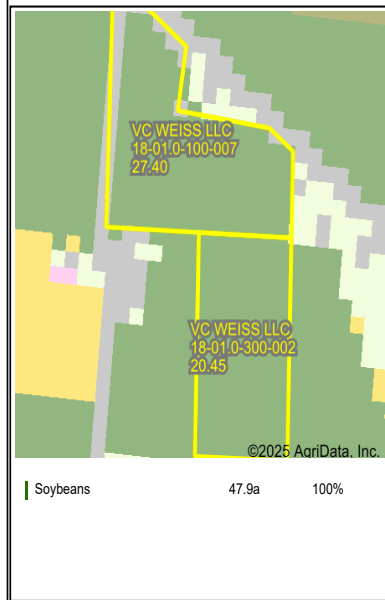
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 38° 23' 14.24, -89° 49' 57.49

State: IL

County: St. Clair

Legal: 1-2S-7W

Township: New Athens

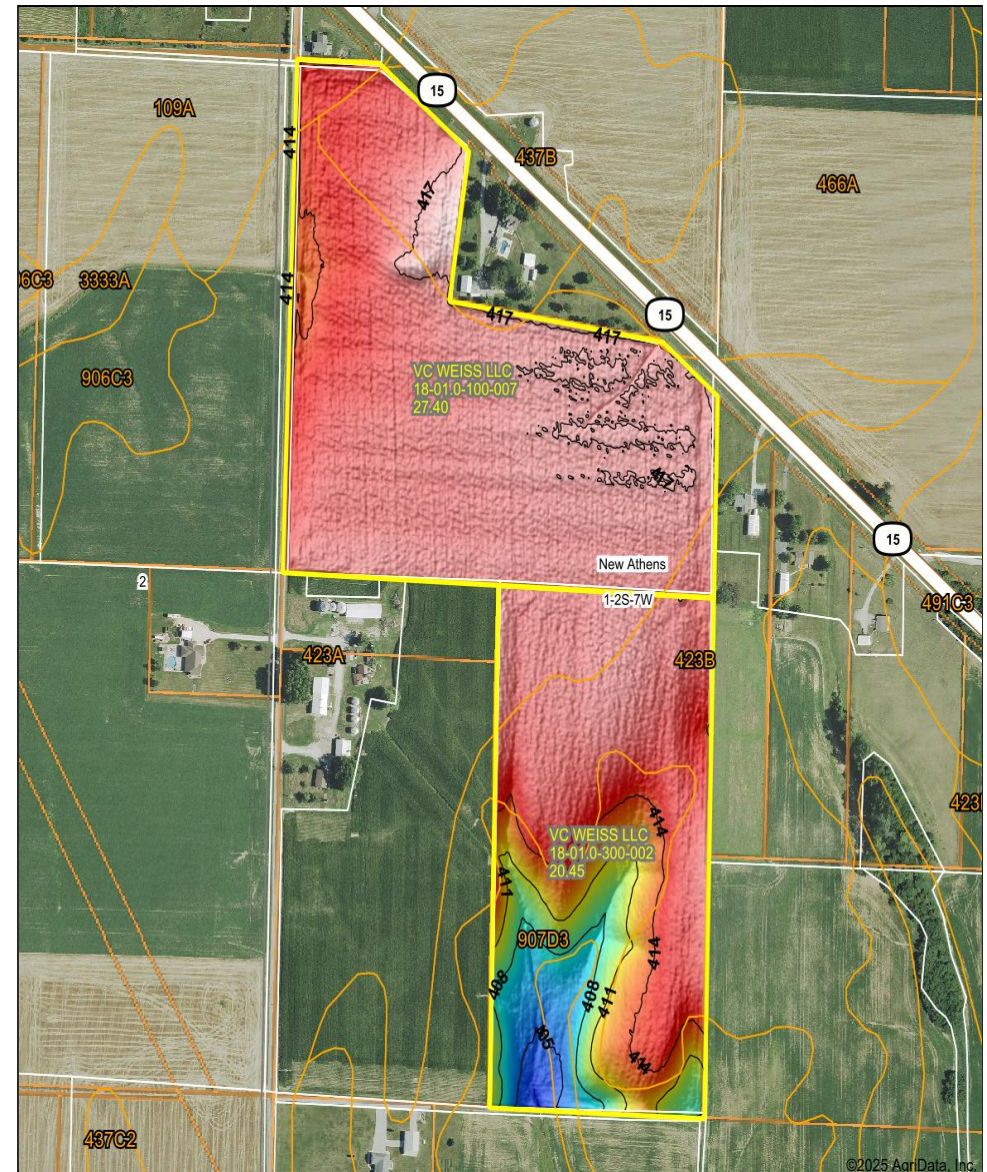
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:



## Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 3

Min: 403.6

Max: 418.4

Range: 14.8

Average: 414.9

Standard Deviation: 2.85 ft

0ft 427ft 854ft



9/9/2025

1-2S-7W  
St. Clair County  
Illinois

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