

ONLINE ONLY FARMLAND AUCTION

TRACT #2 ~ 24.34± AC State Route 127, Greenville, IL 62246

BIDDING CLOSES: 5:30PM ~ WEDNESDAY, OCTOBER 22, 2025

VIEWING: WEDNESDAY, OCTOBER 15TH ~ 12-2PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

618-234-8751
Adam Jokisch
Mobile (618) 530-8751

**22.86± TILLABLE
ACRES**

ZONED AG

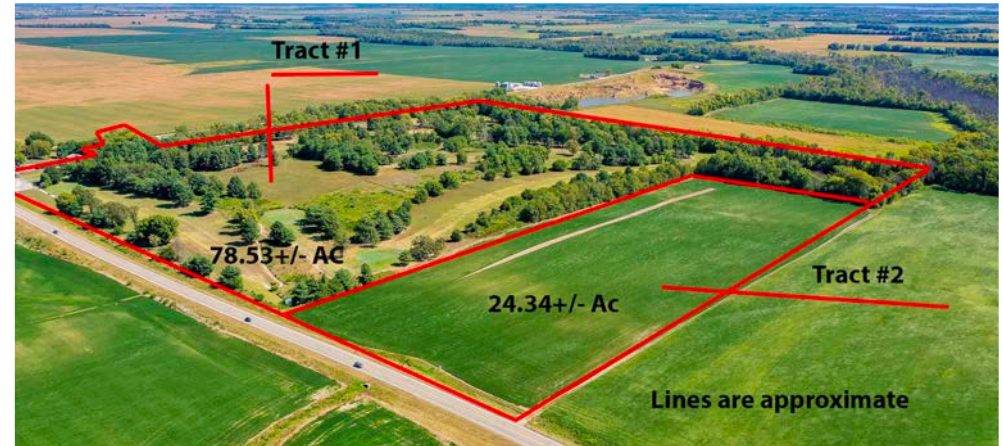
24.34+/- Ac

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS

****SPECIAL NOTE: CURRENT TENANT FARMER HAS A LEASE THROUGH DECEMBER OF 2026****



24.34± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$486

TOTAL '24 TAXES

Tract #2 ~ These 24.34± acres of prime tillable ground sit just off Illinois State Route 127, approximately 9 miles north of Carlyle in Clinton County. With 22± acres of productive cropland, the property delivers crop-production potential and reliable income generation. Its convenient position along IL-127 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 near the property, though tap-on fees have not 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 Clinton County. In addition, Tract #1 consisting of 78.53± acres, zoned agriculture and currently operating as Twin Oaks Golf Course could be purchased separately.

PARCEL NUMBERS

P.I.N	Size	Amount
03-03-06-100-005	24.34± Ac.	\$486

Terms: \$50,000 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.

Aerial Map



Map Center: 38° 44' 5.59, -89° 22' 8.11

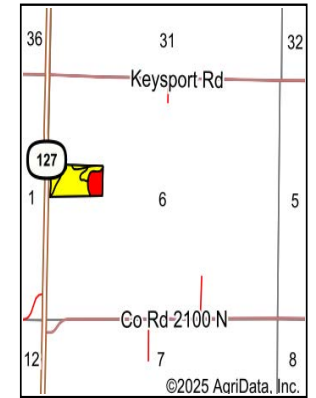
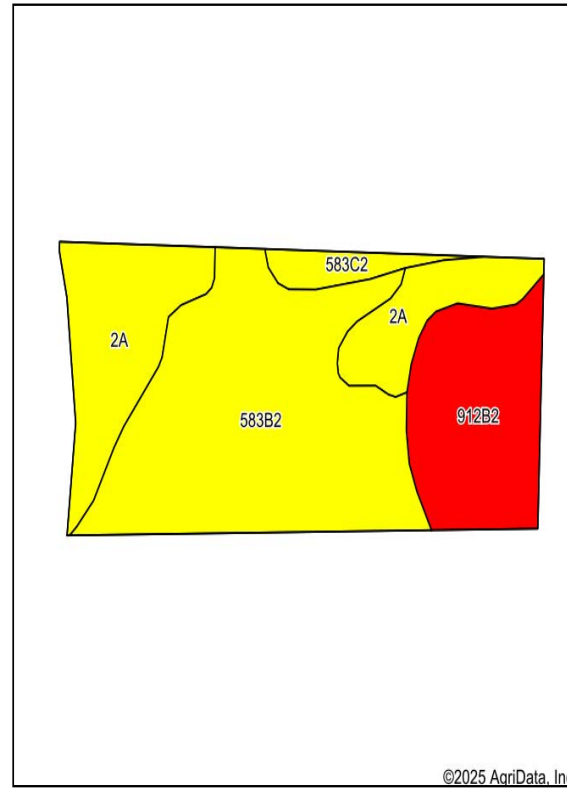
0ft 282ft



6-3N-2W
Clinton County
Illinois

9/25/2025

Soils Map



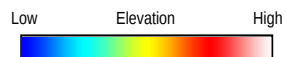
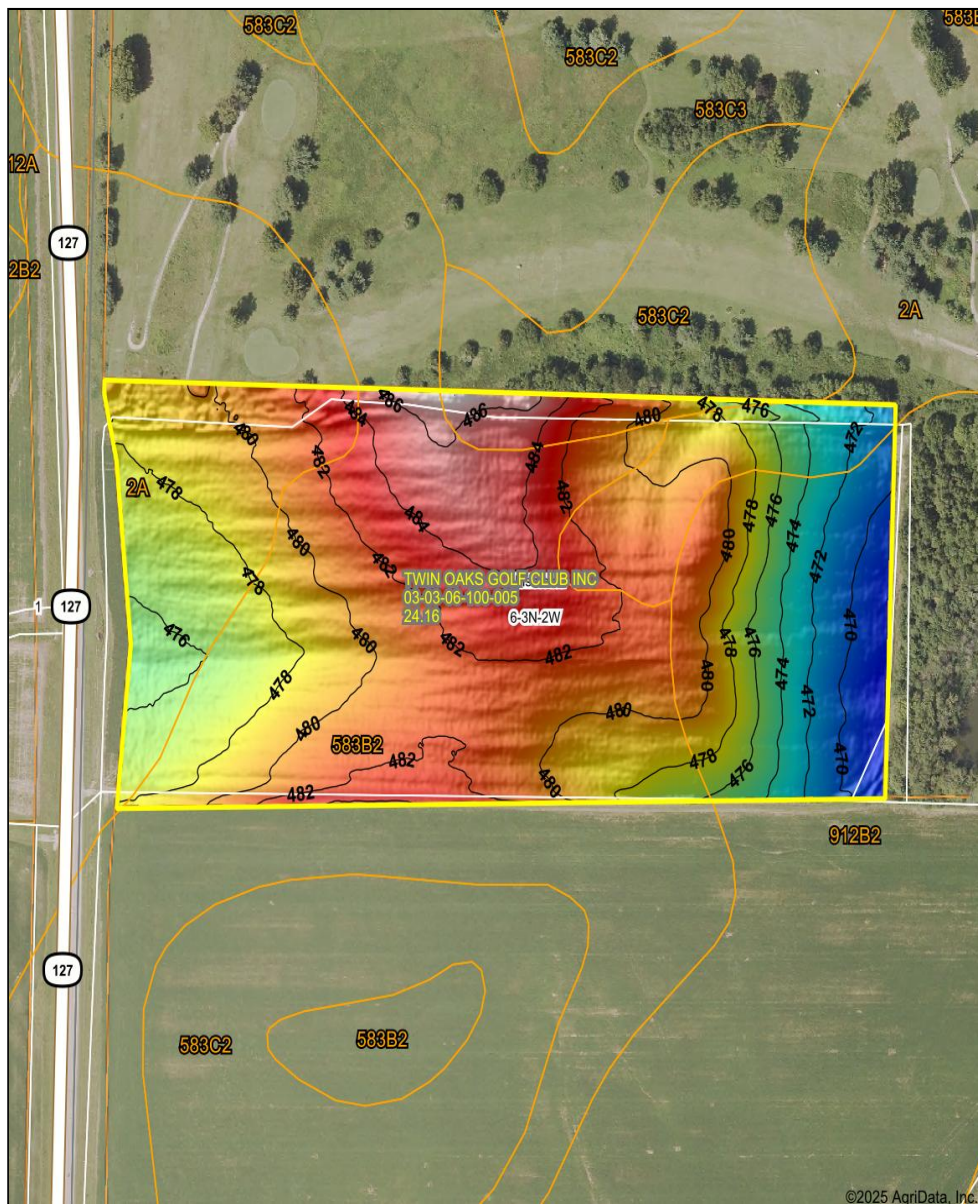
State: **Illinois**
County: **Clinton**
Location: **6-3N-2W**
Township: **Irishtown**
Acres: **24.16**
Date: **9/25/2025**



Soils data provided by USDA and NRCS.

Area Symbol: IL027, Soil Area Version: 19													
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
**583B2	Pike silt loam, 2 to 5 percent slopes, eroded	11.88	49.2%		FAV	**151	**46	**59	0	**112	**4.00	**109	63
2A	Cisne silt loam, 0 to 2 percent slopes	6.24	25.8%		FAV	149	46	59	0	113	5.00	109	71
**912B2	Hoyleton-Darmstadt silt loams, 2 to 5 percent slopes, eroded	5.18	21.4%		FAV	**125	**42	**48	0	**108	**4.00	**96	56
**583C2	Pike silt loam, 5 to 10 percent slopes, eroded	0.86	3.6%		FAV	**150	**46	**59	0	**111	**4.00	**108	65
Weighted Average						144.9	45.1	56.6	0	111.4	4.3	106.2	*n 63.6

Topography Hillshade



Source: USGS 1 meter dem

0ft 282ft 563ft

Interval(ft): 2

Min: 468.1

Max: 488.0

Range: 19.9

Average: 479.1

Standard Deviation: 3.97 ft



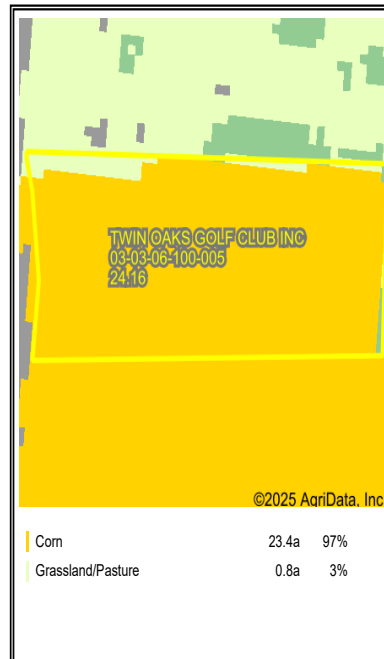
6-3N-2W
Clinton County
Illinois

Boundary Center: 38° 44' 5.59, -89° 22' 8.11

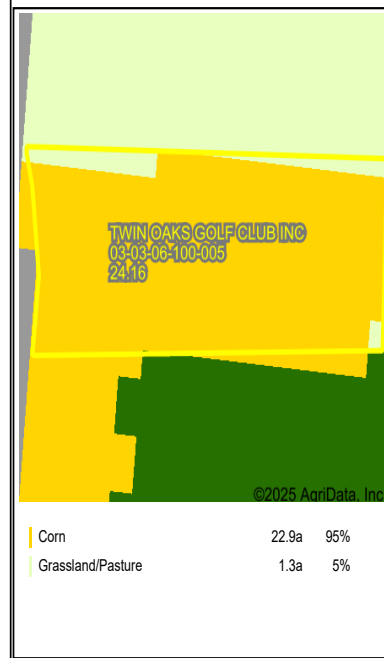


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Field borders provided by Farm Service Agency as of 5/21/2008.

Crop Year: 2024



Crop Year: 2022



Crop Year: 2023



Crop Year: 2021



Boundary Center: 38° 44' 5.59, -89° 22' 8.11

State: IL

County: Clinton

Legal: 6-3N-2W

Township: Irishtown

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



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