

# ONLINE ONLY FARMLAND AUCTION

17.54± AC FLORAVILLE ROAD, WATERLOO, IL 62298

**BIDDING CLOSES: 6PM ~ TUESDAY, NOVEMBER 25, 2025**

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

**Adam's**  
Auction & Real Estate Services, Inc.  
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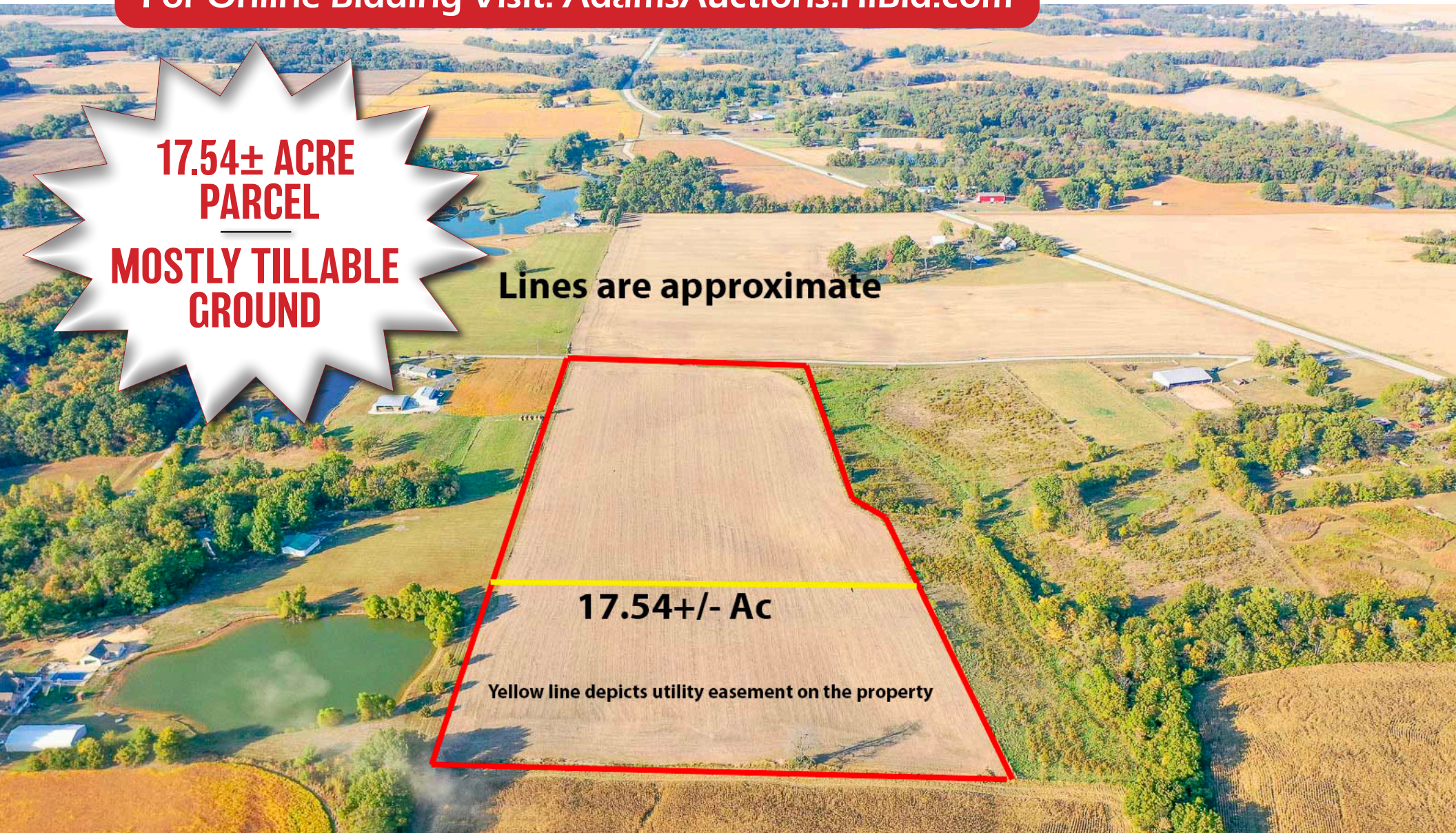
**17.54± ACRE  
PARCEL**

**MOSTLY TILLABLE  
GROUND**

Lines are approximate

**17.54+/- Ac**

Yellow line depicts utility easement on the property





# GENERAL INFORMATION & AUCTION TERMS



**17.54± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$373**

TOTAL '24 TAXES

This exceptional 17.54± acre tract of prime tillable land is ideally located just off Celeste Estates Road, approximately 6.8 miles south of Millstadt in St. Clair County. With 16.95± acres of productive cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Floraville Road ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Beyond its farming appeal, the property presents picturesque building sites perfect for a dream home or hobby farm. Situated within the Celeste Estates Road Association, the land requires a one-time \$100 HOA fee and a \$50 monthly fee, which covers road maintenance and access to a community refuse bin, adding convenience and value for future owners. Zoned for agricultural use, the property does not allow a single-family residence. For those considering non-agricultural uses such as building a single family home, the county's variance or special-use process provides a path forward. Electricity is already available on-site, though tap-on fees have not been paid, and the land is best suited for private water and sewer systems. With its blend of agricultural productivity, residential potential, and zoning flexibility, this property offers a rare and versatile opportunity in a desirable location. In addition, there is a utility easement that runs east to west located on the back south half of the parcel. Whether you are looking to grow your farming footprint or build a countryside retreat with income-generating land, this tract delivers both promise and potential.

## PARCEL NUMBERS

P.I.N	Size	Amount
16-11.0-200-022	17.54± Ac.	\$373

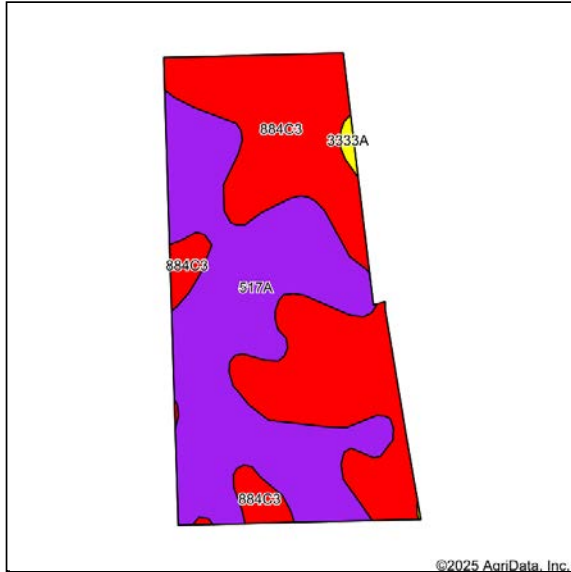
Terms: \$10,000 Down Day of Sale on Each Tract of Real Estate  
Balance Due in 30 Days ♦ 7% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material

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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



Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 18												
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
517A	Marine silt loam, 0 to 2 percent slopes	8.76	49.9%		FAV	144	45	56	0	113	3.00	104
**884C3	Bunkum-Coulterville silty clay loams, 5 to 10 percent slopes, severely eroded	8.68	49.5%		FAV	**120	**40	**45	0	**88	**3.00	**89
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.11	0.6%		FAV	**157	**50	**61	**77	0	**5.00	**115
Weighted Average						132.2	42.6	50.6	0.5	99.9	3	96.7

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"

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

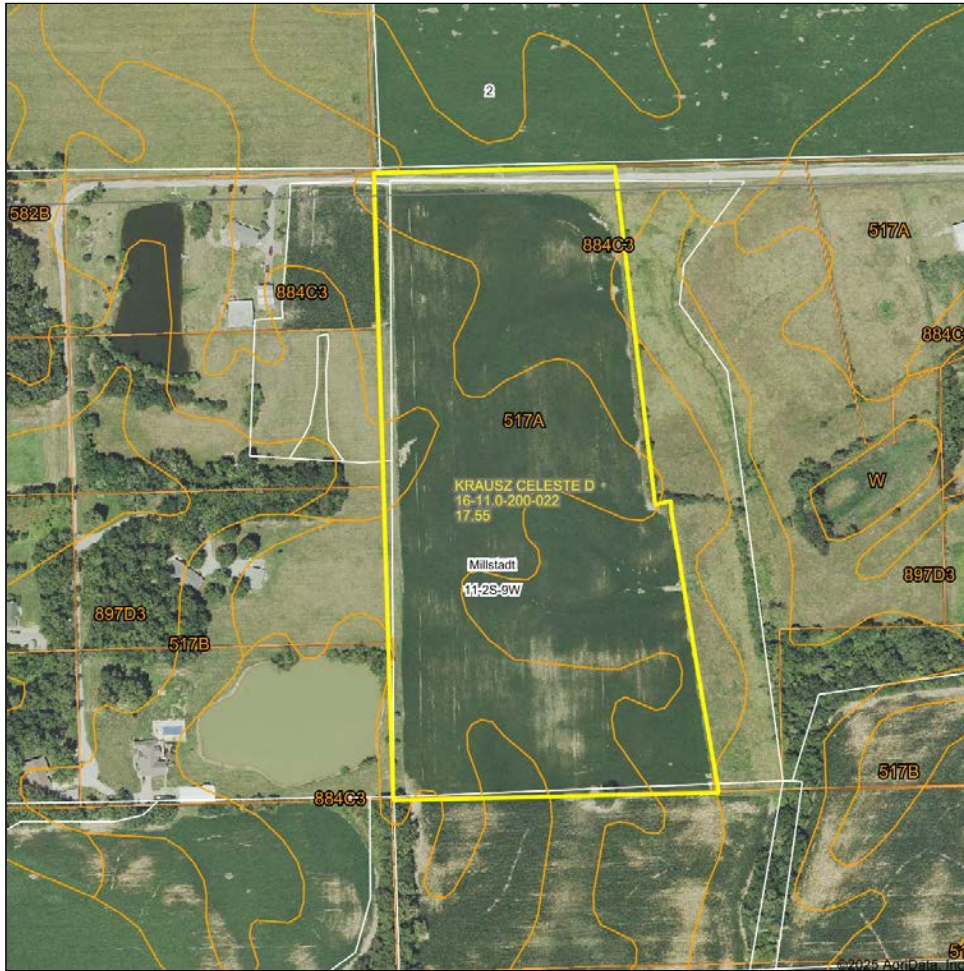
## 4 Year Crop History

Owner/Operator:  Date: 10/21/2025  
Address:  Farm Name:   
Address:  Field ID:   
Phone:  Acct. #:





Aerial Map



Boundary Center: 38° 22' 48.3, -90° 3' 44.02

0ft 289ft 578ft



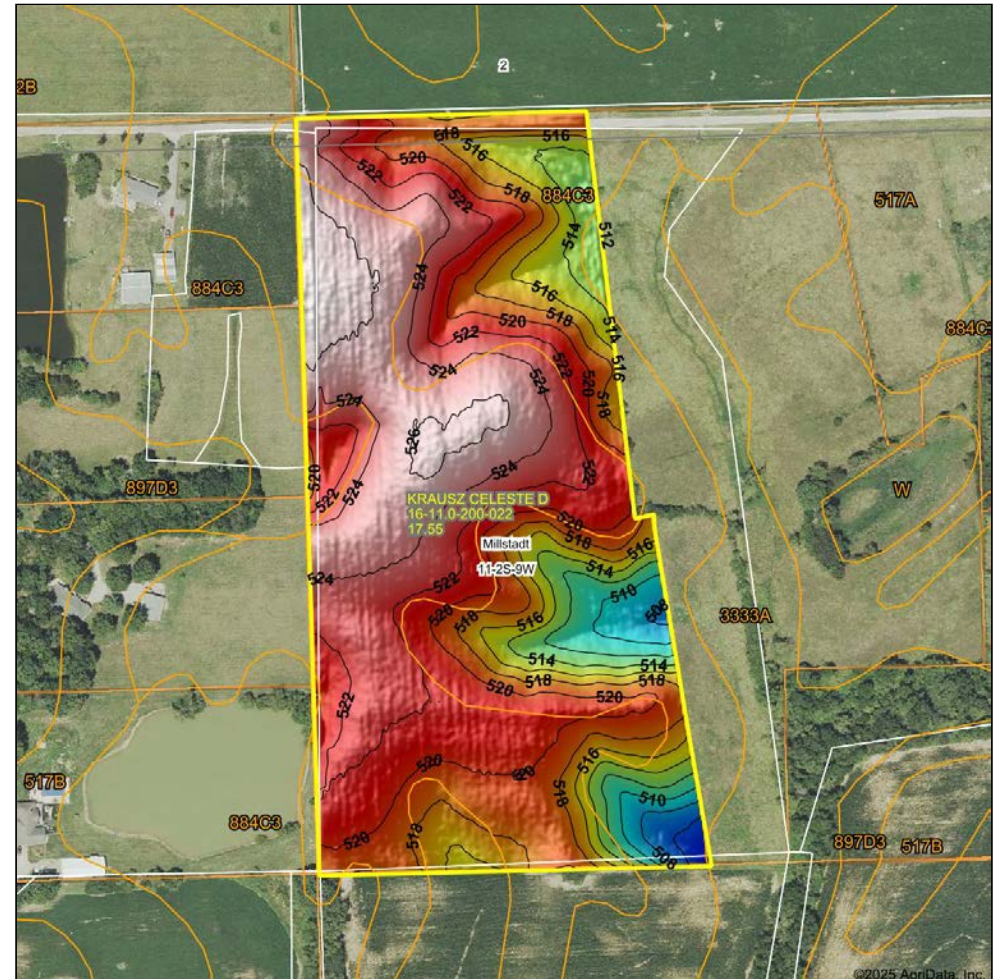
**11-2S-9W**  
**St. Clair County**  
**Illinois**

10/21/2025

Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Topography Hillshade



Low Elevation High  
0ft 242ft 484ft

Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 504.0  
Max: 526.9  
Range: 22.9  
Average: 520.1  
Standard Deviation: 4.49 ft

0ft 242ft 484ft



**11-2S-9W**  
**St. Clair County**  
**Illinois**

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