

# ONLINE ONLY FARMLAND AUCTION

**TRACT #2 ~ 5.09± AC KRAFT ROAD, FREEBURG, IL 62243**

**BIDDING CLOSES: 5:15PM ~ TUESDAY, NOVEMBER 18, 2025**

**VIEWING: SUNDAY, NOVEMBER 9TH ~ 2:30-4:30PM**

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

**Adam's**  
Auction & Real Estate Services, Inc.

**618-234-8751**

Adam Jokisch  
Mobile (618) 530-8751

**4.93± TILLABLE AC**

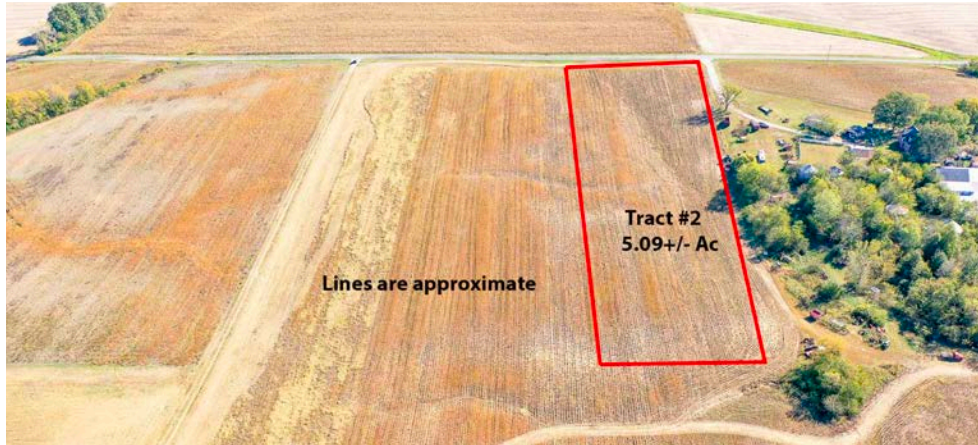
**ZONED AG - AGRICULTURAL**

**RESIDENTIAL  
POTENTIAL**

**Tract # 2  
5.09+/- Ac**

**Lines are approximate**

# GENERAL INFORMATION & AUCTION TERMS



**5.09± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$120**

TOTAL '24 TAXES

**Tract #2** presents an exceptional opportunity to own 5.09± acres of prime tillable land located just off Kraft Road, approximately three miles west of downtown Freeburg in St. Clair County. With 4.93± acres of productive farmland, this parcel offers strong crop-production potential and dependable income generation. Its convenient location along Kraft Road ensures easy access, making it a valuable addition to an existing farm or an ideal starting point for a new agricultural venture. Beyond its farming capabilities, the property offers scenic potential for a dream home or hobby farm. Zoned agricultural under St. Clair County authority, the land permits the construction of a single-family residence, preserving the rural character. For those considering non-agricultural or commercial use, the county's variance or special-use process provides a path for future flexibility. Electricity is available near the property, although the current owner has not paid any tap-on fees. The acreage is best suited for private water and sewer systems, enhancing its appeal for both farming and residential purposes. This combination of utility access and zoning flexibility makes Tract #2 a rare and versatile opportunity in the region. Additional tracts are also available and may be purchased separately, including Tract #1 with 71.18± acres, Tract #3 with 5.12± acres, Tract #4 with 5.12± acres, Tract #5 with 5.13± acres, and Tract #6 with 5.12± acres. Each tract has agricultural zoning and offers similar potential for farming, residential use, or a blend of both.

## PARCEL NUMBERS

P.I.N	Size	Amount
13-26.0-100-009	5.09± Ac.	\$120

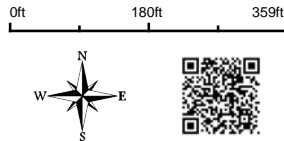


## Aerial Map



Map Center: 38° 25' 3.97, -89° 57' 24.4

**26-1S-8W**  
**St. Clair County**  
**Illinois**



10/27/2025

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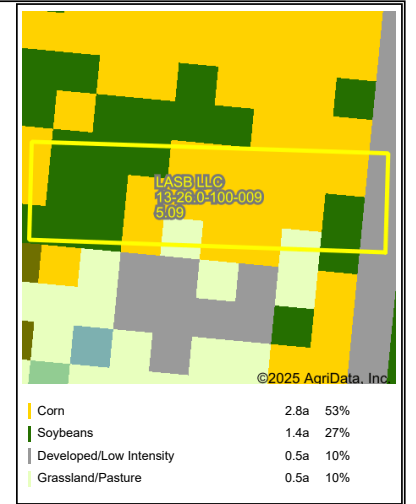
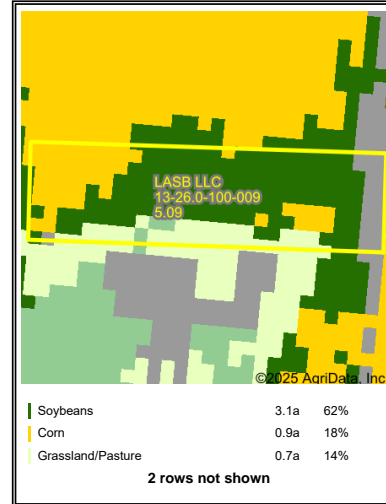
Field borders provided by Farm Service Agency as of 5/21/2008.

## 4 Year Crop History

Owner/Operator:  Date: 10/27/2025  
Address:  Farm Name:   
Address:  Field ID:   
Phone:  Acct. #:

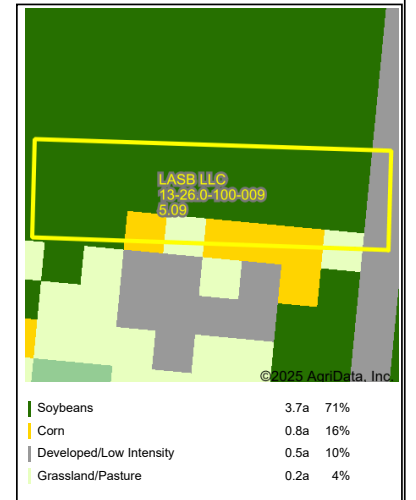
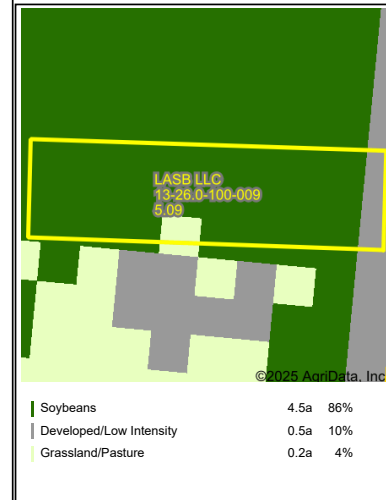
Crop Year: 2024

Crop Year: 2023



Crop Year: 2022

Crop Year: 2021



Boundary Center: 38° 25' 3.97, -89° 57' 24.4

State: IL County: St. Clair

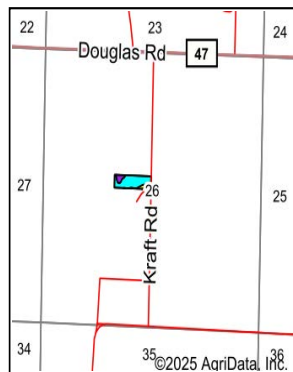
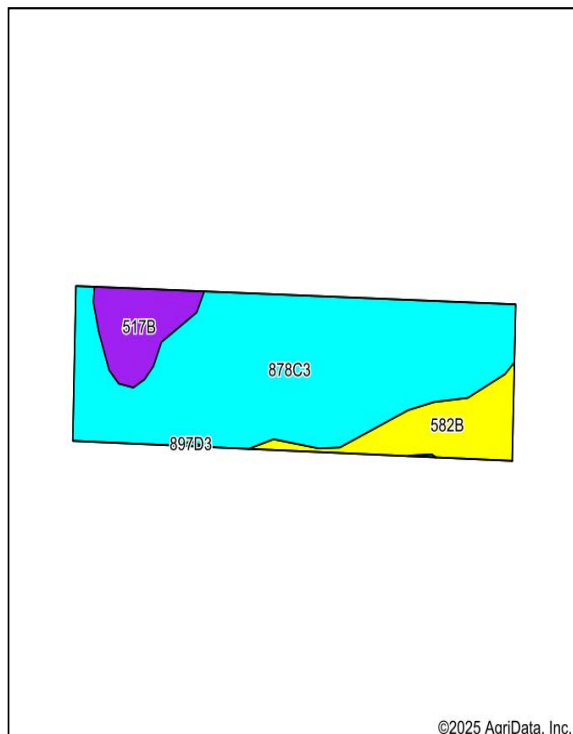
Legal: 26-1S-8W Twnshp: Smithton

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



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## Soils Map



State: **Illinois**  
 County: **St. Clair**  
 Location: **26-1S-8W**  
 Township: **Smithton**  
 Acres: **5.09**  
 Date: **10/27/2025**



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
**878C3	Coulterville-Grantfork silty clay loams, 5 to 10 percent slopes, severely eroded	3.91	76.8%		UNF	**99	**33	**36	0	**75	**3.00	**74
**582B	Homen silt loam, 2 to 5 percent slopes	0.67	13.2%		FAV	**149	**47	**55	0	**113	**4.00	**108
**517B	Marine silt loam, 2 to 5 percent slopes	0.51	10.0%		FAV	**143	**45	**55	0	**112	**3.00	**103
Weighted Average						110	36	40.4	*	83.7	3.1	81.4
												*n 46.4

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

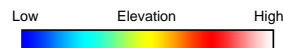
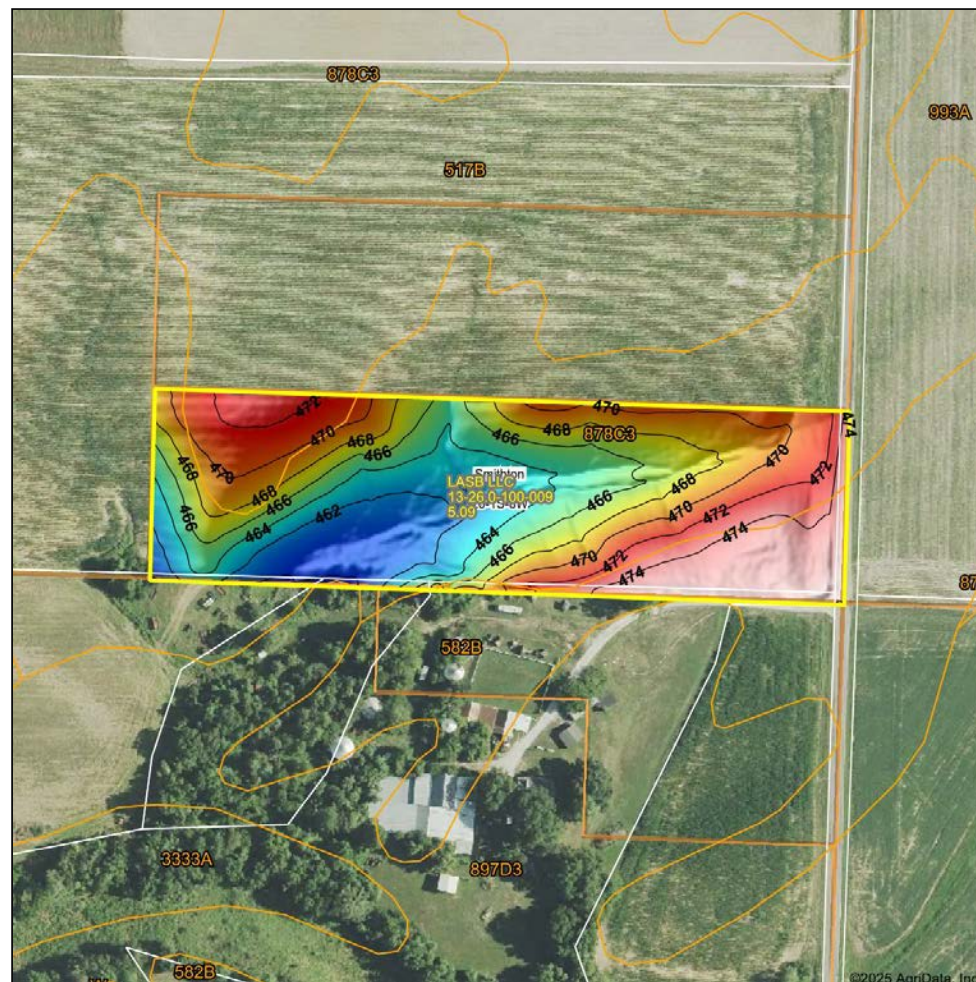
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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"

## Topography Hillshade



Source: USGS 1 meter dem

Interval(ft): 2

Min: 459.3

Max: 476.0

Range: 16.7

Average: 467.8

Standard Deviation: 4.3 ft

0ft 180ft 359ft



**26-1S-8W**  
**St. Clair County**  
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