

ONLINE ONLY FARMLAND AUCTION

TRACT #4 ~ 5.12± AC KRAFT ROAD, FREEBURG, IL 62243

BIDDING CLOSES: 5:45PM ~ TUESDAY, NOVEMBER 18, 2025

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
618-234-8751
Adam Jokisch
Mobile (618) 530-8751

5.12± TILLABLE AC

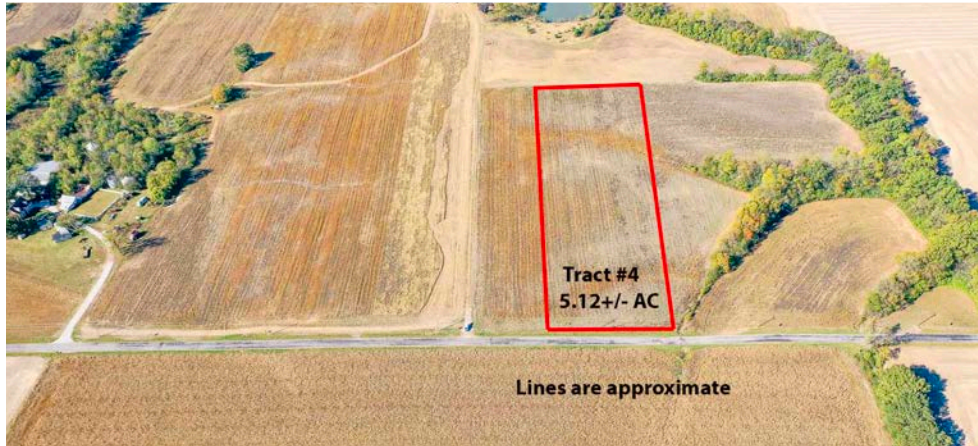
ZONED AG - AGRICULTURAL

**RESIDENTIAL
POTENTIAL**

**Tract #4
5.12+/- Ac**

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



5.12± AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$121

TOTAL '24 TAXES

Tract #4 offers 5.12± acres of prime tillable land located just off Kraft Road, approximately three miles west of downtown Freeburg in St. Clair County. With 4.85± acres of productive cropland, this parcel provides excellent crop-production potential and dependable income generation. Its location along Kraft Road ensures easy access, making it an ideal addition to an existing farm or a solid foundation for a new agricultural venture. In addition to its farming value, the property presents scenic building sites perfect 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 offers flexibility for future usage. 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 #4 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 #2 with 5.09± acres, Tract #3 with 5.12± acres, Tract #5 with 5.13± acres, and Tract #6 with 5.13± acres. Each tract is zoned agricultural and offers similar potential for farming, residential use, or a blend of both.

PARCEL NUMBERS

P.I.N	Size	Amount
13-26.0-100-007	5.12± Ac.	\$121

Terms: \$5,000 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

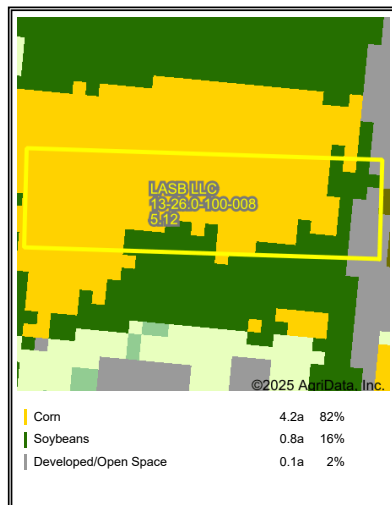
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.



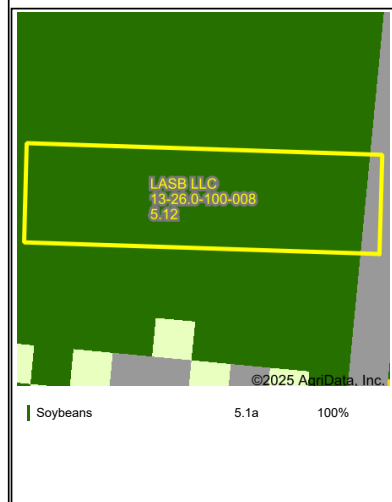
4 Year Crop History

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

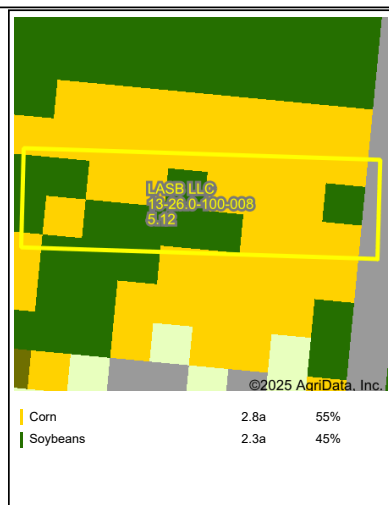
Crop Year: 2024



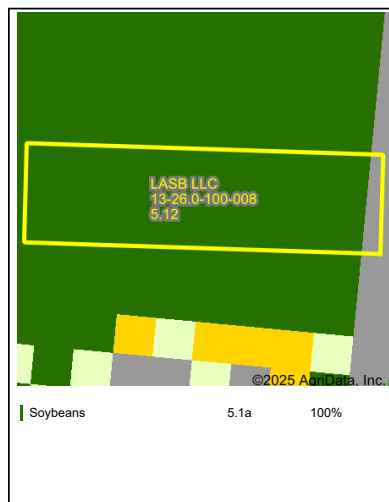
Crop Year: 2022



Crop Year: 2023



Crop Year: 2021



Boundary Center: 38° 25' 6.43, -89° 57' 24.41
 State: IL County: St. Clair
 Legal: 26-1S-8W Twnshp: Smithton



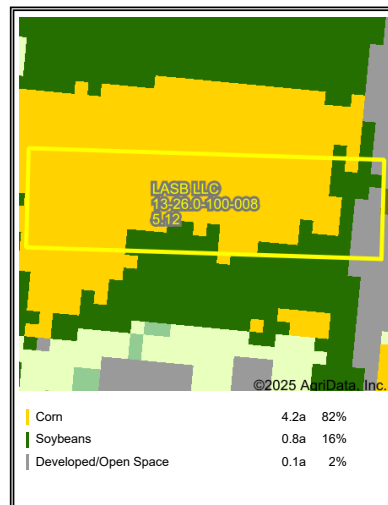
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Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.

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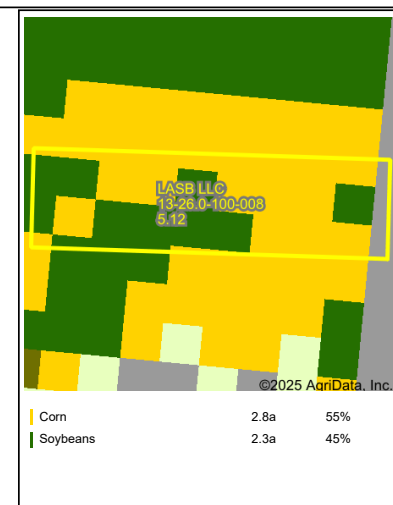
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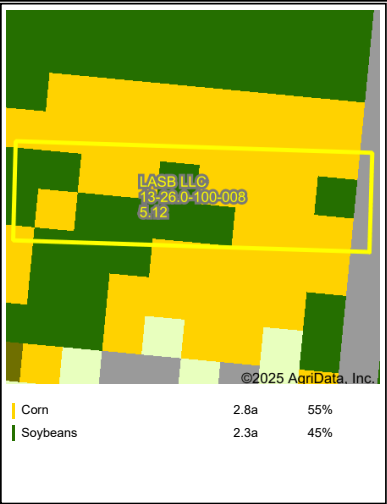
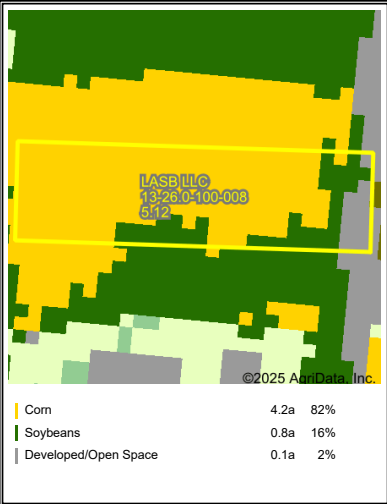
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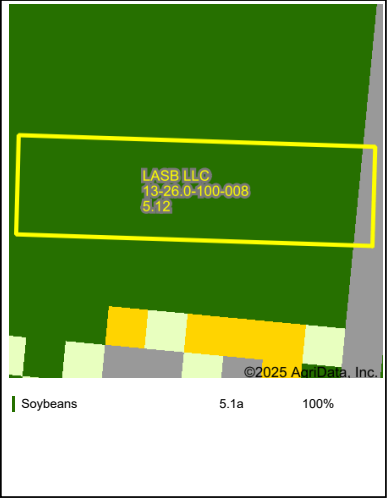
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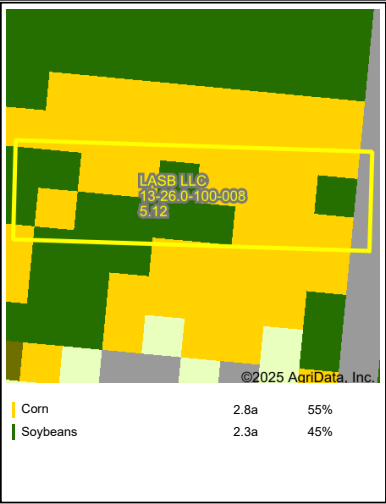
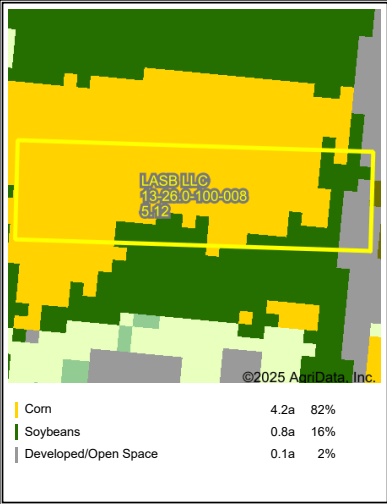
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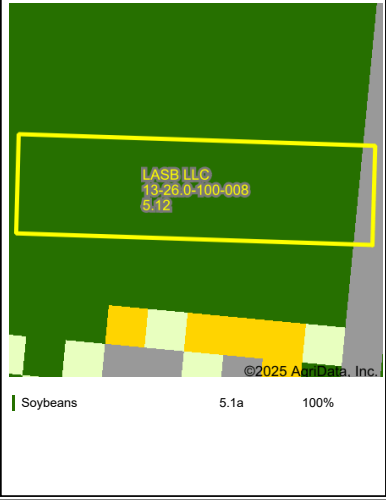
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