

# ONLINE ONLY FARMLAND AUCTION

**TRACT #5 ~ 5.13± AC KRAFT ROAD, FREEBURG, IL 62243**

**BIDDING CLOSES: 6PM ~ 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

**5.13± TILLABLE AC**

**ZONED AG - AGRICULTURAL**

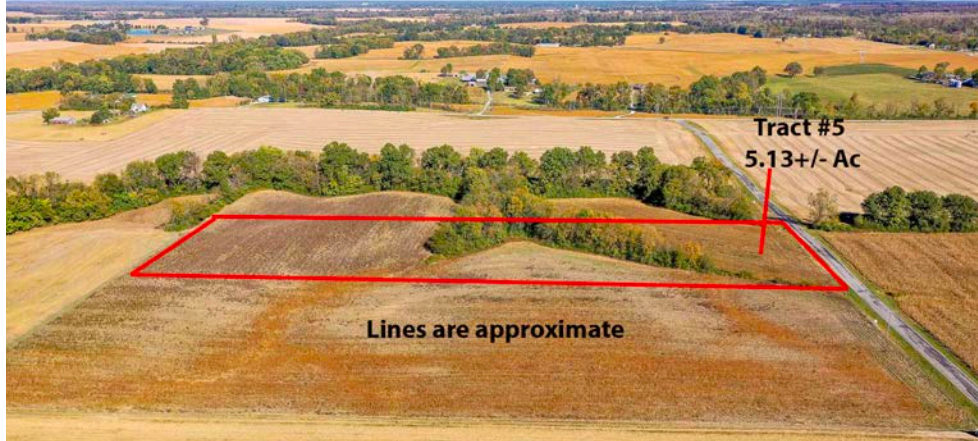
**RESIDENTIAL  
POTENTIAL**

**Tract #5  
5.13+/- Ac**

**Lines are approximate.**



# GENERAL INFORMATION & AUCTION TERMS



**5.13± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$113**

TOTAL '24 TAXES

**Tract #5** offers 5.13± acres of prime tillable land located just off Kraft Road, approximately three miles west of downtown Freeburg in St. Clair County. With 4.37± acres of productive cropland, this parcel provides solid crop-production potential and dependable income generation. Its 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. In addition to its farming capabilities, the property presents scenic building sites well-suited 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 while supporting residential development. For those considering non-agricultural or commercial use, the county's variance or special-use process offers flexibility for future uses. 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 #5 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 #4 with 5.12± 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
13-26.0-100-006	5.13± Ac.	\$113



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

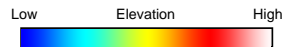
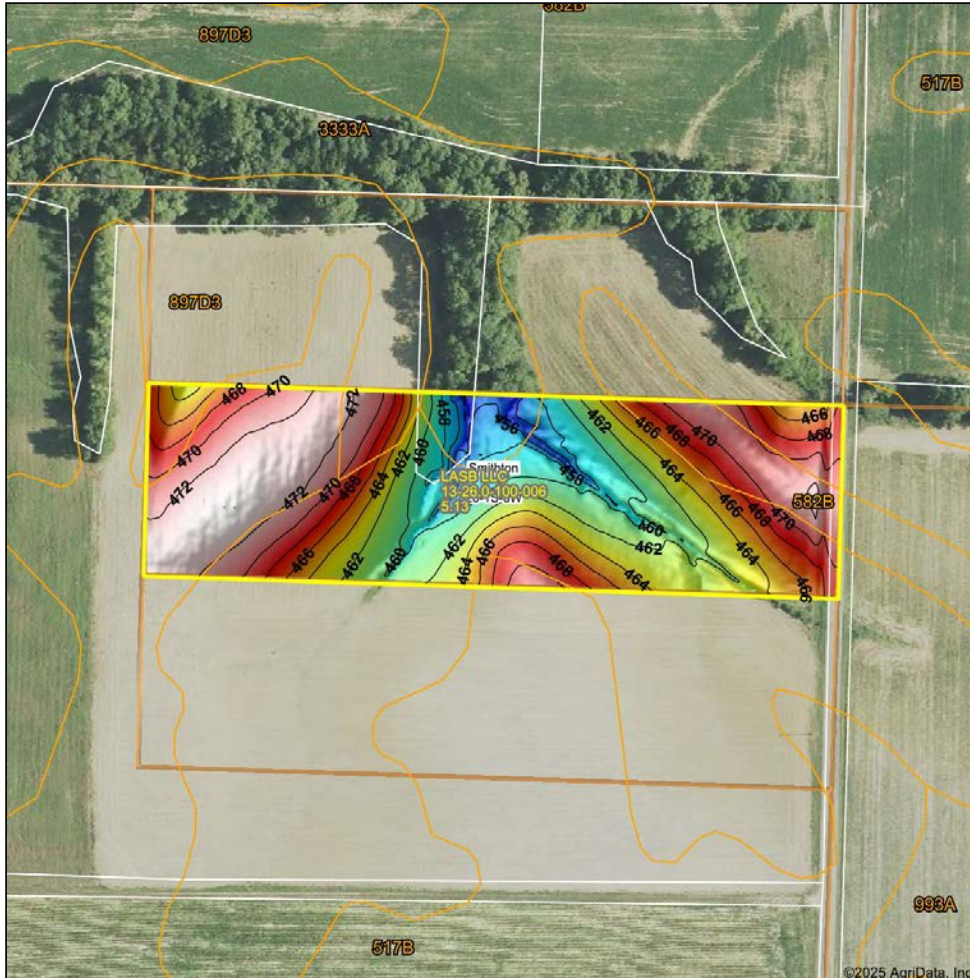
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.

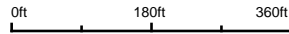




Topography Hillshade



Source: USGS 1 meter dem  
Interval(ft): 2  
Min: 453.8  
Max: 473.2  
Range: 19.4  
Average: 465.8  
Standard Deviation: 4.99 ft



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

Boundary Center: 38° 25' 14.48, -89° 57' 24.46

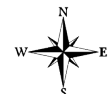
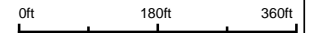
Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Field borders provided by Farm Service Agency as of 5/21/2008.

Aerial Map



Map Center: 38° 25' 14.48, -89° 57' 24.46



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

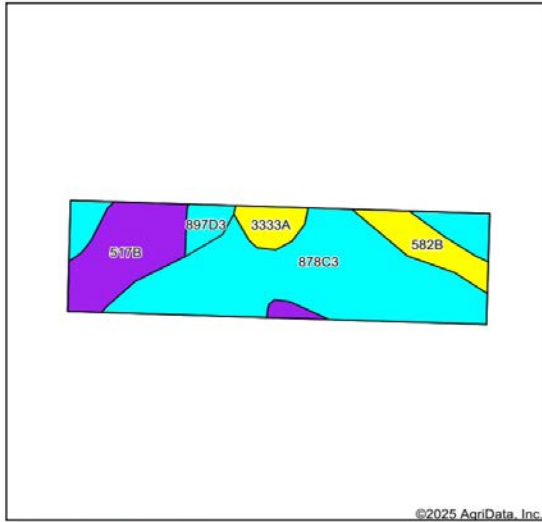


10/27/2025

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

## Soils Map



State: Illinois  
County: St. Clair  
Location: 26-1S-8W  
Township: Smithton  
Acres: 5.13  
Date: 10/27/2025



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 Bu/A	Grass-legume c hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**878C3	Coulterville-Grantfork silty clay loams, 5 to 10 percent slopes, severely eroded	3.05	59.4%		UNF	**99	**33	**36	0	**75	**3.00	**74	39
**517B	Marine silt loam, 2 to 5 percent slopes	1.03	20.1%		FAV	**143	**45	**55	0	**112	**3.00	**103	68
**582B	Homen silt loam, 2 to 5 percent slopes	0.44	8.6%		FAV	**149	**47	**55	0	**113	**4.00	**108	73
**897D3	Bunkum-Atlas silty clay loams, 10 to 18 percent slopes, severely eroded	0.35	6.8%		FAV	**100	**35	**39	**14	**54	**3.00	**76	39
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.26	5.1%		FAV	**157	**50	**61	**77	0	**5.00	**115	79
Weighted Average						115.1	37.6	42.9	4.9	80.5	3.2	85	*n 49.8

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 (B511 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/info/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".

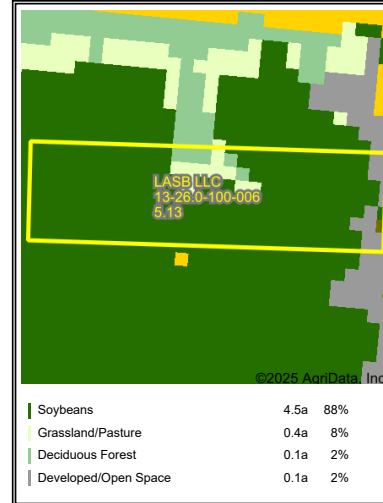
e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"

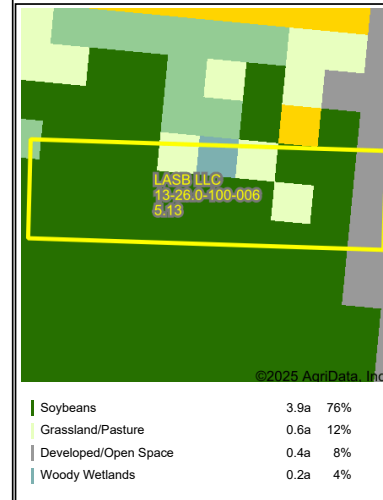
## 4 Year Crop History

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

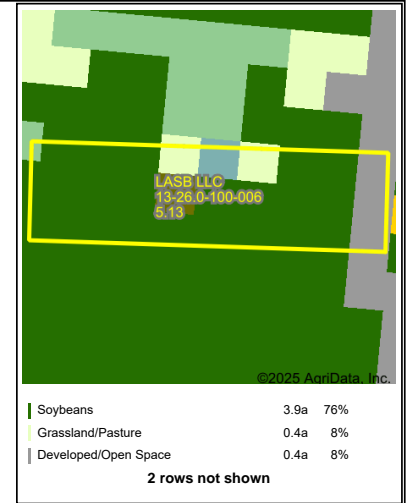
Crop Year: 2024



Crop Year: 2022



Crop Year: 2023



Crop Year: 2021



Boundary Center: 38° 25' 14.48, -89° 57' 24.46

State: IL County: St. Clair

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

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

