

Professional Real
Estate Auctions By:
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Online Only Real Estate Auction
5433 Kraft Road, Freeburg, IL 62243

**3BR/2BA HOME
ON 71.18± AC**

**49± TILLABLE
ACRES**

**Tract #1
71.18+/- Ac**

Bidding Closes: 5PM
Tue., November 18, 2025

Viewing: 2:30-4:30PM
Sun., November 9, 2025

County: St. Clair ♦ **2024 Taxes:** \$6,869

Exemptions: None

Parcel Number: 13-26.0-100-010

Zoning: Agriculture

Total Lot Size: 71.18± Ac

Schools: Freeburg Dist. #70 & Freeburg HS

Terms: \$25,000 Down Day of Sale on 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

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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.

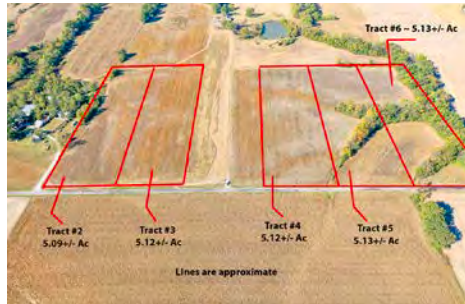
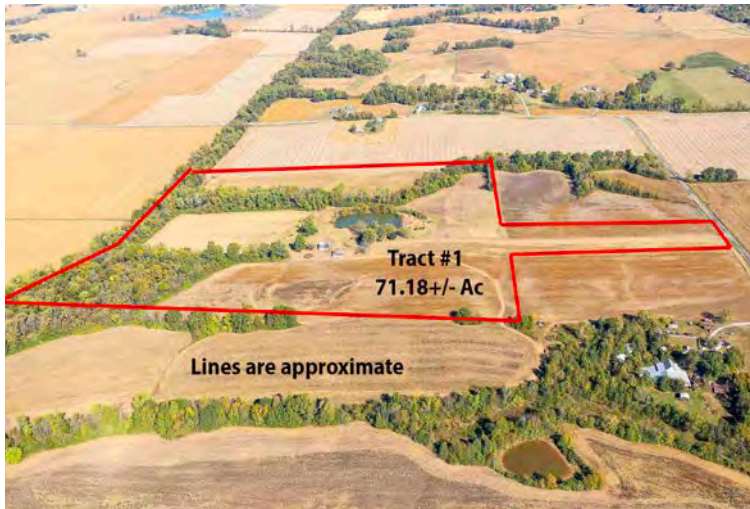
5433 Kraft Road Property Information

3BR/2BA ~ 1,676± Finished SF ♦ Year Built: 1948 ♦ Forced Air Heating ♦ Geo Thermal Furnace ♦ Wood Burning Fireplace
Central Air ♦ Propane Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Basement: Partial, Unfinished ♦ Gravel Driveway
Private Pond ♦ Tuck-Under 2 Car Garage ♦ 30' X 50' Barn ♦ 30' X 60' Barn

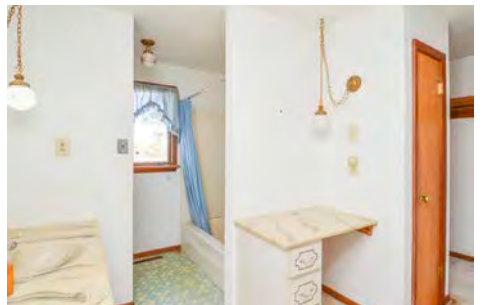
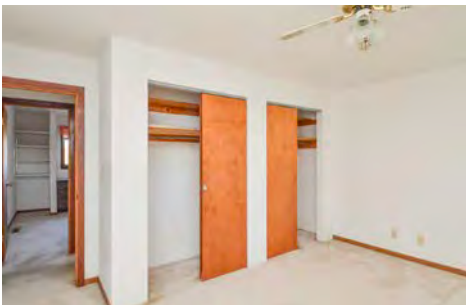
**** Sections of Property Lie Within an A Zone Flood Plain & Elevation Certificate Needed if Rehabbing or Building New ****



TRACT 1: This is a rare opportunity to own approximately 71.18± acres of combined tillable, residential, and recreational land just off Kraft Road, only three miles west of downtown Freeburg in St. Clair County. Nestled within this expansive tract is a three-bedroom, two-bath farmhouse featuring a tuck-under garage and multiple outbuildings. The home opens to a spacious living and dining area, warmed by a wood-burning fireplace and illuminated by large sliding glass doors that lead to a deck overlooking a peaceful private pond situated at the rear of the property. Two generously sized bedrooms share a full bath off the main hallway, while the primary bedroom includes its own full bathroom and walk-in closet. A centrally located kitchen offers ample cabinet and countertop space and is ready for your updates. Additional features include a screened-in porch and a partial, unfinished basement. The home will require updates and repairs before occupancy. Of the total acreage, approximately 49.04± acres are productive farmland, offering crop-production potential and reliable income. With convenient access from Kraft Road, the property is ideal for expanding on an existing farm or launching a new agricultural operation. Zoned agricultural under St. Clair County authority, the property allows for single-family residence by right, preserving the rural character while supporting residential development. For non-agricultural or commercial use, the county's variance or special-use process would apply, offering flexibility. Whether you are looking to grow a farming enterprise, build a private retreat, or invest in versatile land, this tract represents a unique and valuable opportunity in St. Clair County. In addition to the main parcel, five separate tracts; Tract #2 (5.09± acres), Tract #3 (5.12± acres), Tract #4 (5.12± acres), Tract #5 (5.13± acres), and Tract #6 (5.12± acres) are also zoned agricultural and available for purchase individually, providing even more options to suit your vision.



Additional Photographs



Aerial Map



Map Center: 38° 25' 10.47, -89° 57' 37.52

0ft 488ft 977ft

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



Maps Provided By:



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10/27/2025

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

4 Year Crop History

Owner/Operator:

Date:

Address:

Farm Name:

Address:

Field ID:

Phone:

Acct. #:

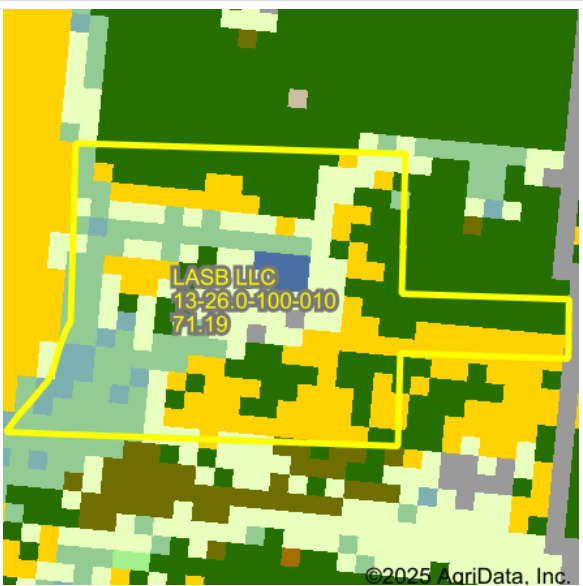
Crop Year:

Crop Year:



Soybeans	25a	34%
Corn	17.4a	24%
Deciduous Forest	14.7a	21%

7 rows not shown

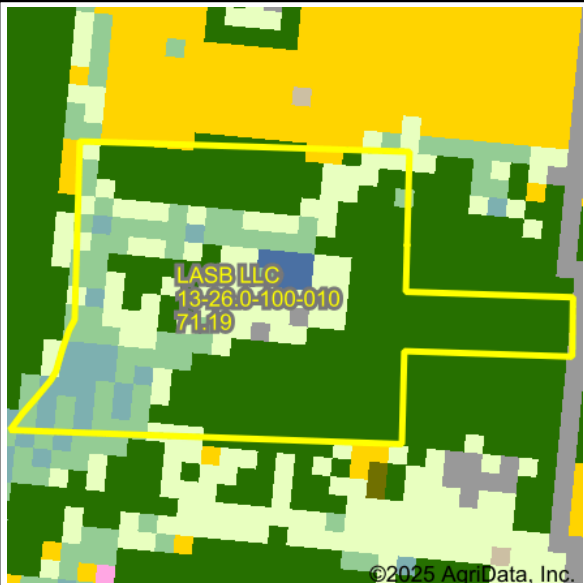


Corn	19.5a	28%
Soybeans	18.6a	26%
Grassland/Pasture	17.7a	25%

6 rows not shown

Crop Year:

Crop Year:



Soybeans	38.7a	54%
Grassland/Pasture	17.5a	25%
Deciduous Forest	7a	10%

5 rows not shown



Soybeans	29a	41%
Corn	14.9a	21%
Grassland/Pasture	11.8a	17%

6 rows not shown

Boundary Center: 38° 25' 10.47, -89° 57' 37.52
State: IL County: St. Clair
Legal: 26-1S-8W Twnshp: Smithton

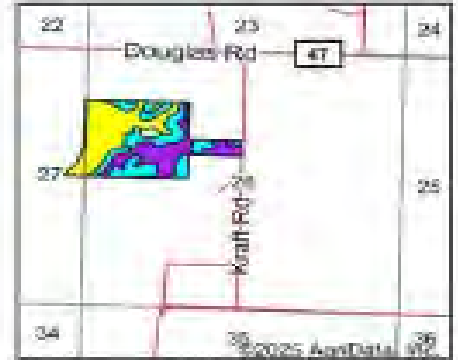
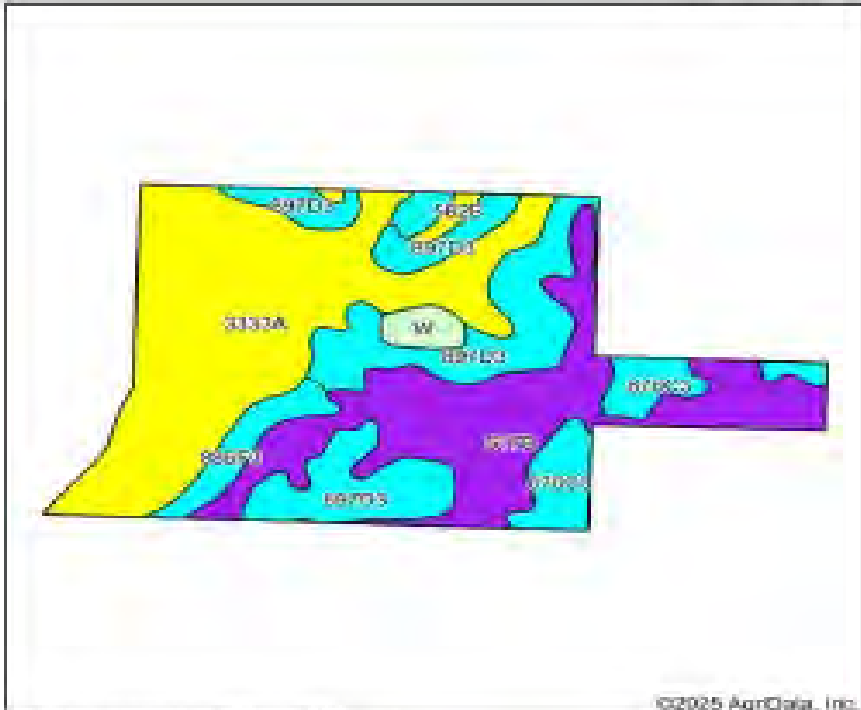
Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



Maps Provided By:


CUSTOMIZED ONLINE MAPPING
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Soils Map



State: Illinois
County: St. Clair
Location: 26-16-8W
Township: Smithton
Acres: 71.19
Date: 10/27/2025



Soils data provided by USDA and NRCB

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Area Symbol: L163, Soil Area Version: 1.0													
Code	Soil Description	Acres	Percent of land	3.5 Star Productivity Index Legend	Subsoil Rating &	Com. Soil	Soil Series	Wheat Yield	Corn Yield	Soybean Yield	Stable grain yield, T/A	Crop productivity index for optimum management	1st NCCP Soil Index
**3333A	Waterford silt loam, 0 to 2 percent slopes, frequently flooded	20.70	27.3%		FAV	**153	**153	**61	**17		**5.00	**115	79
**8172	Morris silt loam, 2 to 5 percent slopes	18.08	26.1%		FAV	**143	**143	**55	0	**112	**3.00	**103	68
**88703	Quincy-Hills silt clay loam, 10 to 15 percent slopes, severely eroded	13.60	22.3%		FAV	**160	**160	**28	**18	**34	**5.00	**76	39
**87003	Quincy-Hills silt clay loam, 5 to 10 percent slopes, severely eroded	5.00	7.0%		DAF	**60	**159	**60	0	**75	**5.00	**74	39
**88705	Quincy-Hills silt clay loam, 10 to 15 percent slopes, severely eroded	2.00	3.0%		FAV	**79	**164	**20	**11	**41	**5.00	**53	16
W	Water	1.20	1.8%										
**88708	Homer silt loam, 2 to 5 percent slopes	0.83	0.8%		FAV	**140	**147	**80	0	**113	**4.00	**105	73
Weighted Average						136.4	82.3	80.3	32.5	80.4	3.7	95.8	m.60

Table: Optimum Crop Productivity Ratings for Illinois Soil EPOTG are sourced from Bulletin 811, calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 02-08-2025

Crop yields and productivity (BB11 EPOTG) are maintained at the following USDA web site, 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/StateIL/Documentation/Section+23/Section+23B00>

** Base indices from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the 3.5 Star EPOTG

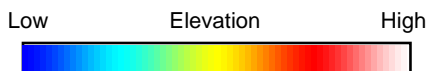
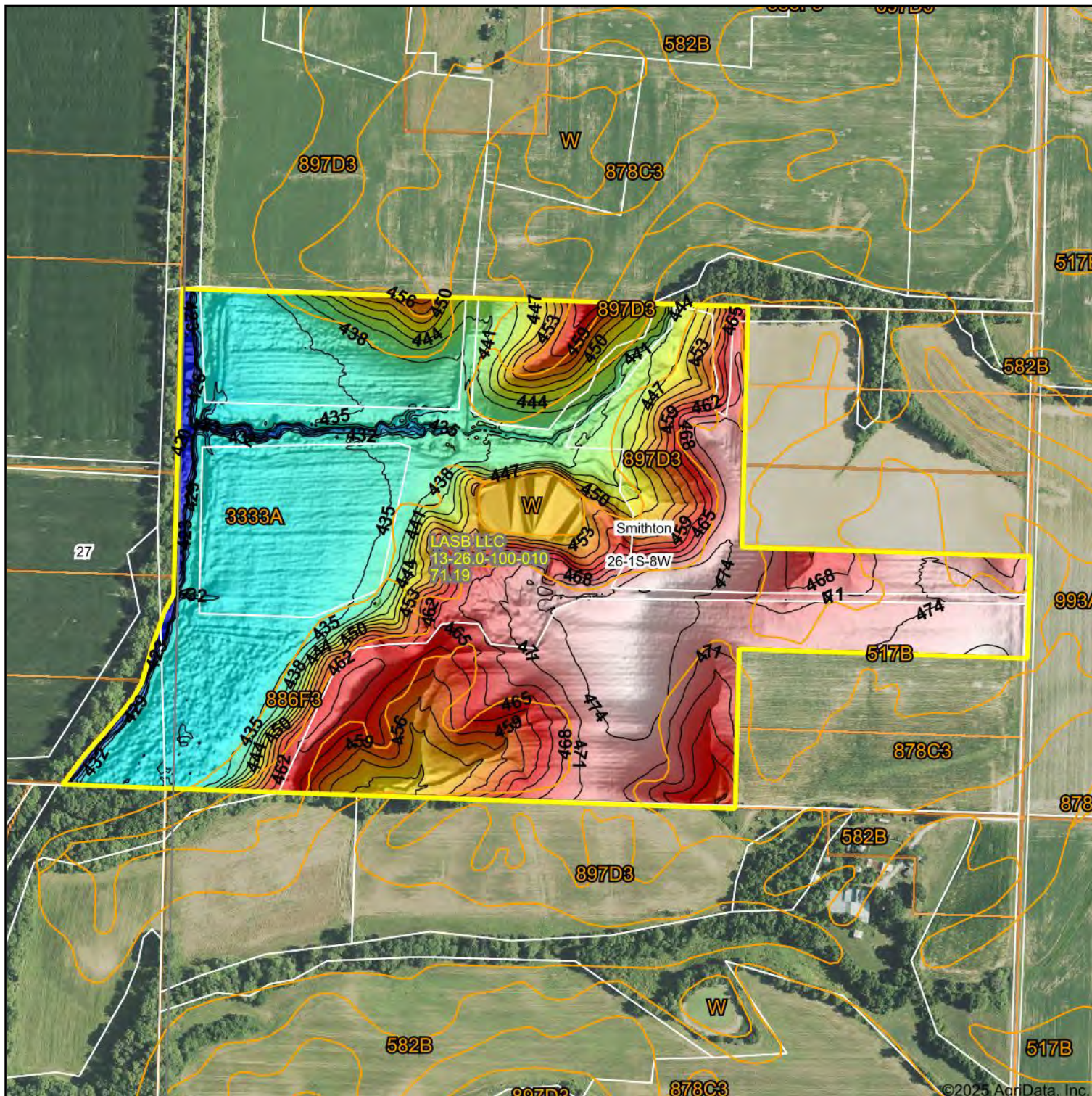
0 Soils in the southern region with no rating for data and are shown with a base "0"

0 Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a base "0"

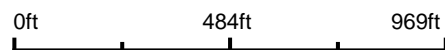
0 Soils in the well drained group were not rated for grass-legume and are shown with a base "0"

m: The aggregation method is "Weighted Average using all components"

Topography Hillshade



Source: USGS 1 meter dem
Interval(ft): 3
Min: 417.1
Max: 477.8
Range: 60.7
Average: 451.6
Standard Deviation: 16.31 ft



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

Boundary Center: 38° 25' 10.47, -89° 57' 37.52

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