# ONLINE ONLY LAND AUCTION

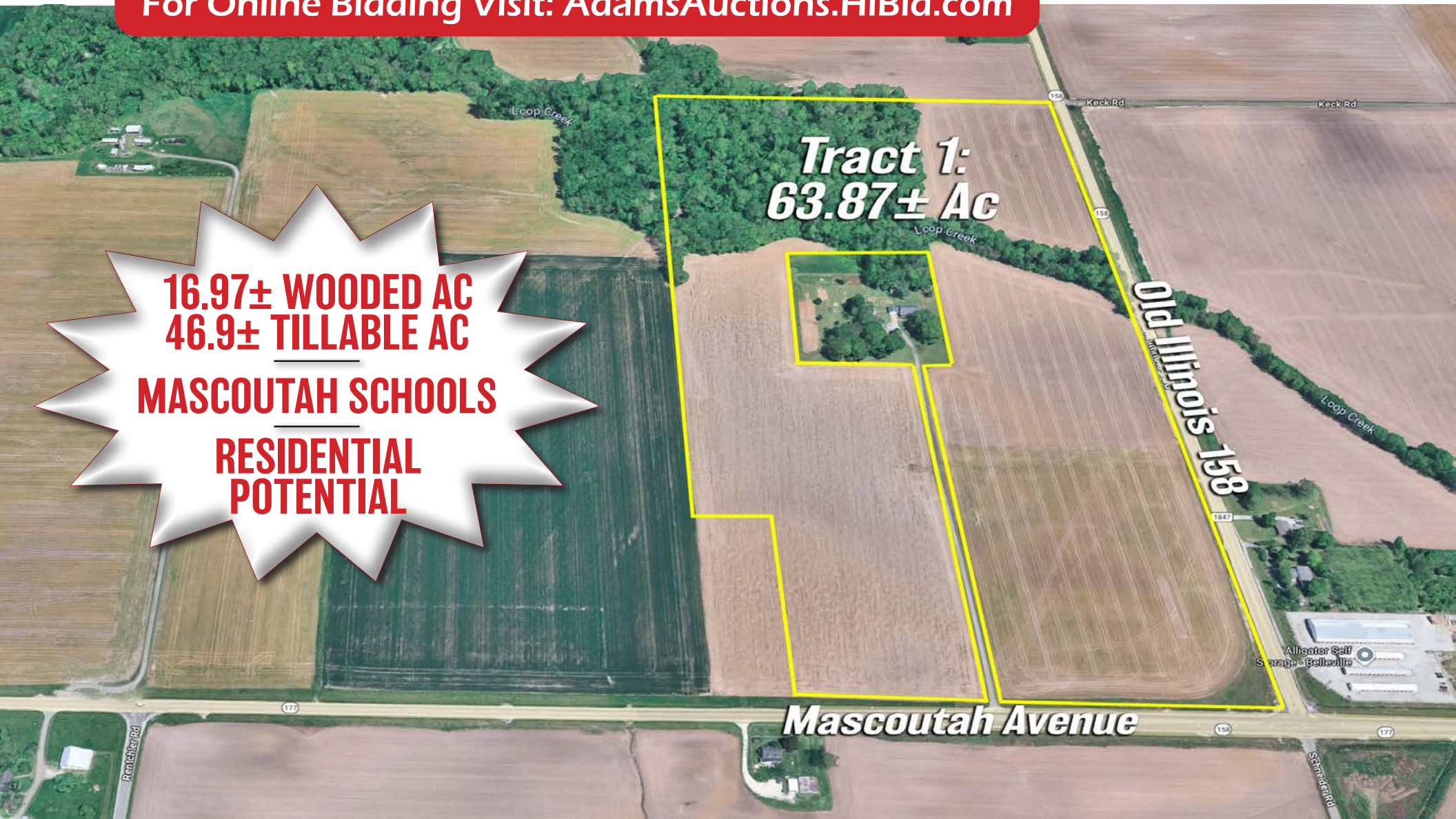
## 63.87± Acres, Mascoutah Avenue, Belleville, IL 62221

**VIEWING: SUNDAY, MARCH 29 ~ 2:30-4:30PM**

**BIDDING CLOSES: 5PM ~ THURSDAY, APRIL 9, 2026**

**For Online Bidding Visit: AdamsAuctions.HiBid.com**


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

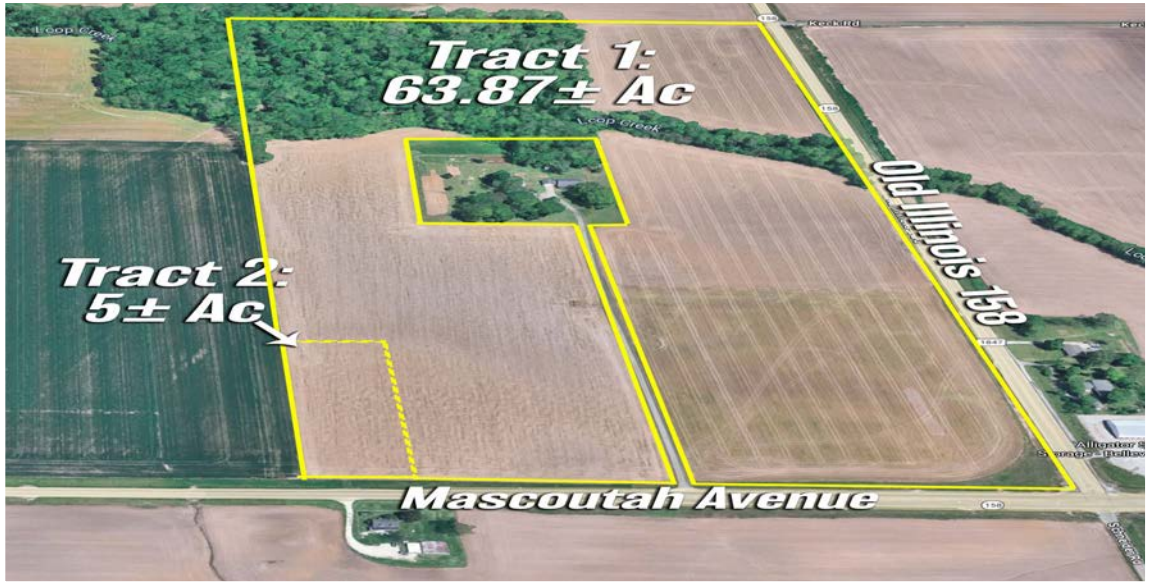




**16.97± WOODED AC**
**46.9± TILLABLE AC**

**MASCOUTAH SCHOOLS**

**RESIDENTIAL POTENTIAL**

# GENERAL INFORMATION & AUCTION TERMS




## AG - AGRICULTURE

ZONING

## 66.31± AC

TOTAL LOT SIZE

## $1,547

TOTAL '24 TAXES

This exceptional 63.87± acre tract of prime tillable land is ideally located just off Mascoutah Avenue, approximately 15 minutes East of the Belleville Public Square and 7 minutes West of Downtown Mascoutah in St. Clair County. With 46± acres of productive cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Mascoutah Avenue 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. Zoned A for agricultural use, the property falls under St. Clair County zoning authority and would allow a single-family residence to be built onsite. Electricity is already available near the site, though tap-on fees have not been paid by the current owner, and the land is best suited for private water and sewer systems. With its blend of agricultural productivity and residential potential, this property offers a rare and versatile opportunity in a desirable location. In addition, Tract #2 ~ 5.0± acres could be purchased separately. 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 NUMBER

| P.I.N | Size | Amount |
|---|---|---|
| 09-27.0-100-005 | 66.31± Ac. | $1,547 |

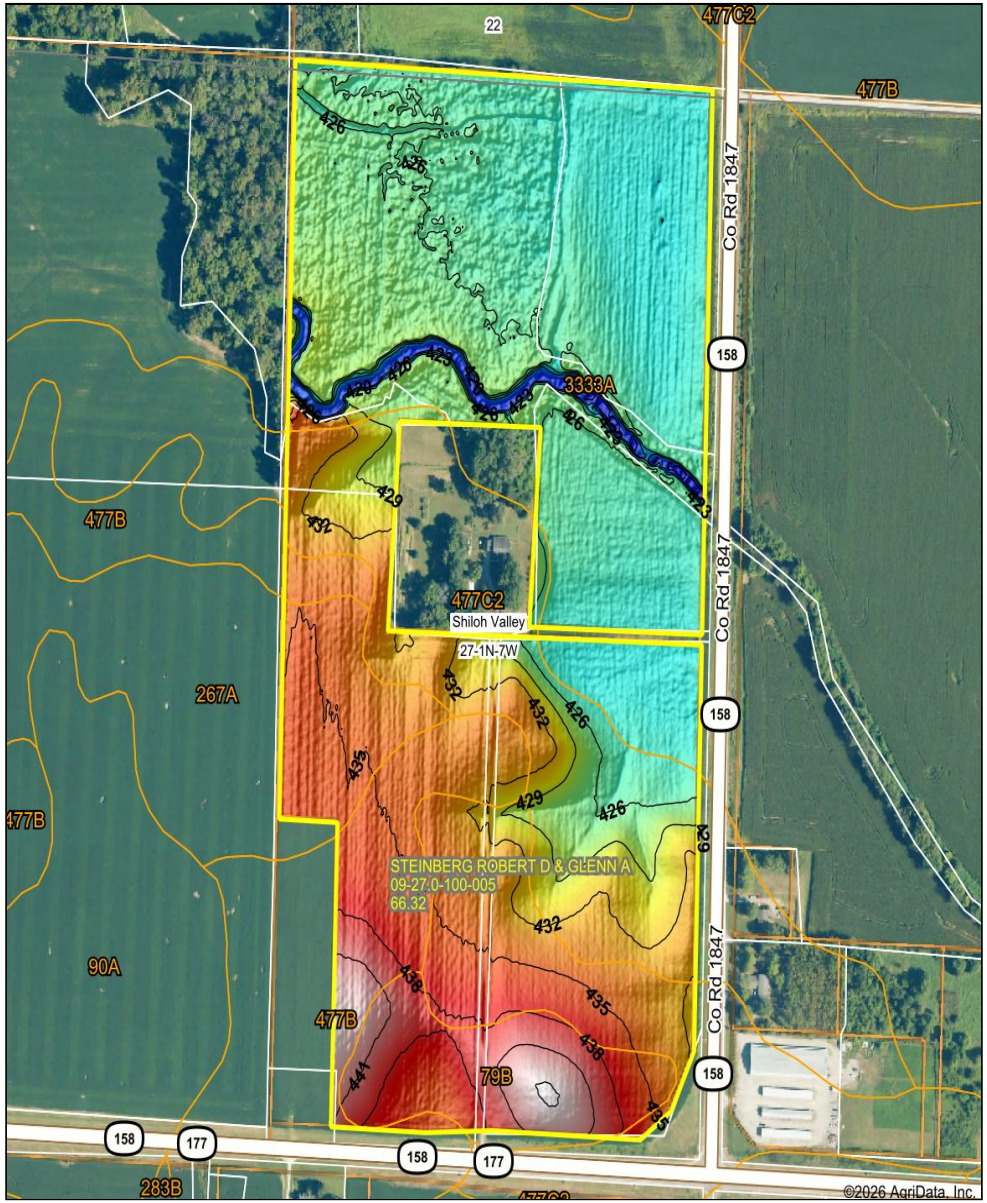
**** Taxes will be reassessed after split is recorderd****

Terms: $25,000.00 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




Low Elevation High

Source: USGS 1 meter dem
Interval(ft): 3
Min: 416.2
Max: 444.2
Range: 28.0
Average: 429.6
Standard Deviation: 5.51 ft

0ft 419ft 838ft

3/11/2026

**27-1N-7W**
**St. Clair County**
**Illinois**

Boundary Center: 38° 30' 29.58, -89° 51' 59.31

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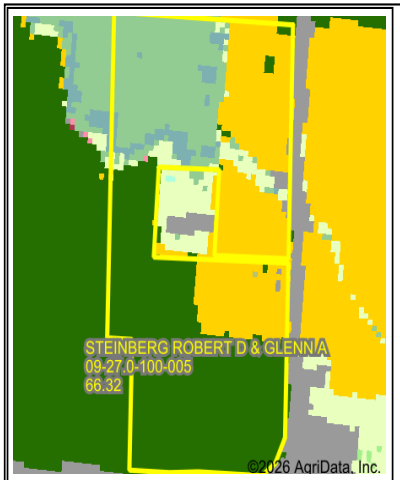
Field borders provided by Farm Service Agency as of 5/21/2008.

# 4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

Date: 3/11/2026
Farm Name:
Field ID:
Acct. #:

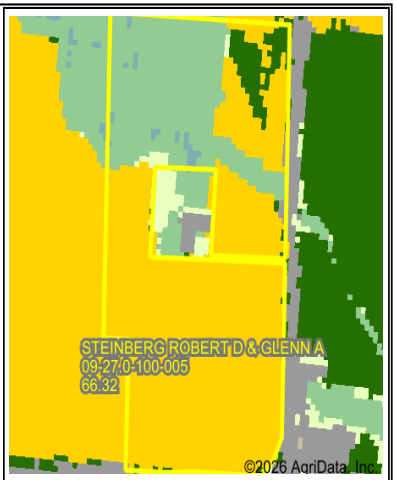
Crop Year: 2025




| | | |
|---|---|---|
| Soybeans | 29.8a | 45% |
| Corn | 19.7a | 30% |
| Deciduous Forest | 12.4a | 19% |

**8 rows not shown**

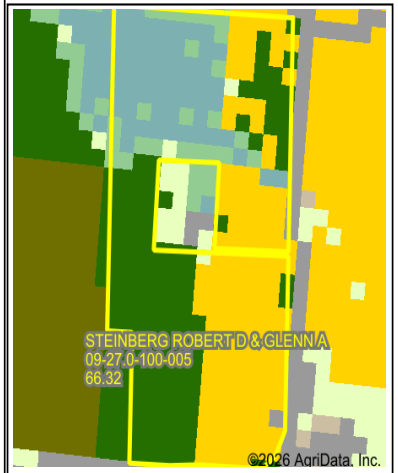
Crop Year: 2024




| | | |
|---|---|---|
| Corn | 45.7a | 68% |
| Deciduous Forest | 16.3a | 25% |
| Soybeans | 3a | 5% |

**4 rows not shown**

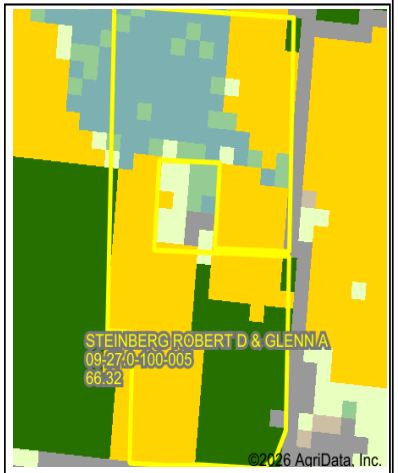
Crop Year: 2023




| | | |
|---|---|---|
| Corn | 26.4a | 40% |
| Soybeans | 21.8a | 33% |
| Woody Wetlands | 14a | 21% |

**3 rows not shown**

Crop Year: 2022




| | | |
|---|---|---|
| Corn | 33.6a | 50% |
| Woody Wetlands | 14.9a | 22% |
| Soybeans | 14.3a | 22% |

**2 rows not shown**

Boundary Center: 38° 30' 29.58, -89° 51' 59.31

State: IL County: St. Clair

Legal: 27-1N-7W Twnshp: Shiloh Valley

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
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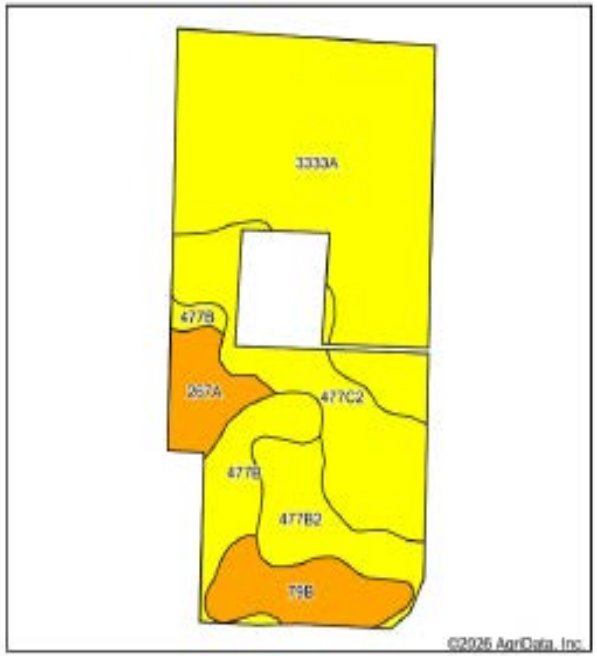
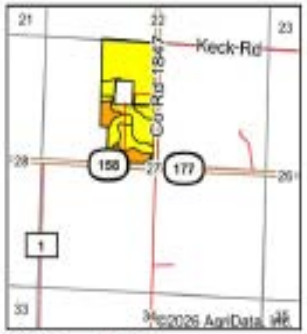
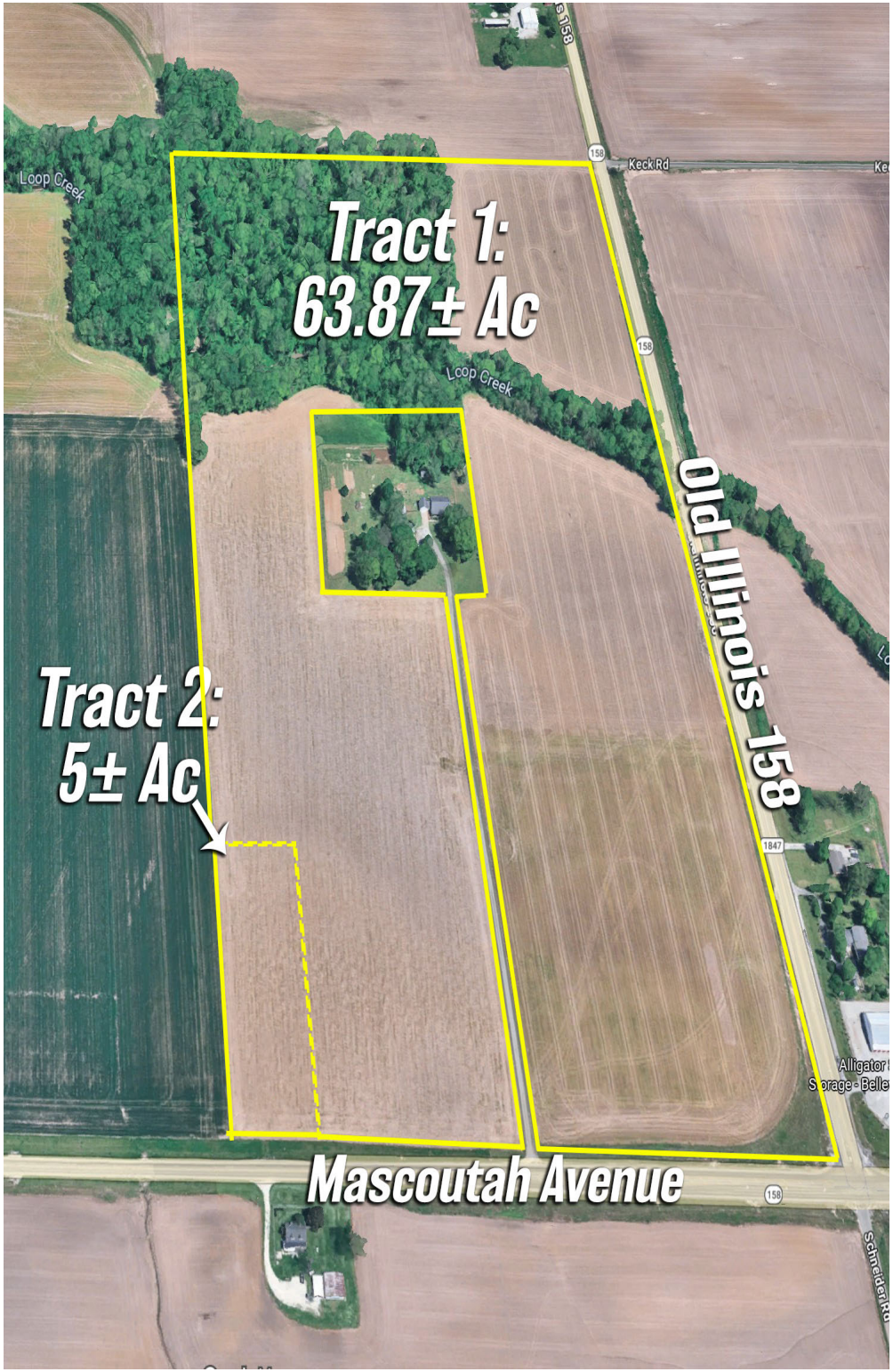
## Soils Map




State: Illinois
County: St. Clair
Location: 27-1N-7W
Township: Shiloh Valley
Acres: 66.32
Date: 3/11/2026

Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 18

| Code | Soil Description | Acres | Percent of field | II. 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 | *n NCCPI Soybeans |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **3333A | Wakeland silt loam, 0 to 2 percent slopes, frequently flooded | 32.53 | 49.0% | | FAV | **157 | **50 | **61 | **77 | 0 | **5.00 | **115 | 79 |
| **477C2 | Winfield silt loam, 5 to 10 percent slopes, eroded | 11.73 | 17.7% | | FAV | **151 | **47 | **59 | 0 | **114 | **5.00 | **111 | 65 |
| **477B2 | Winfield silt loam, 2 to 5 percent slopes, eroded | 6.43 | 9.7% | | FAV | **152 | **47 | **59 | 0 | **116 | **5.00 | **112 | 64 |
| **477B | Winfield silt loam, 2 to 5 percent slopes | 5.94 | 9.0% | | FAV | **159 | **49 | **62 | 0 | **121 | **5.00 | **117 | 73 |
| **79B | Menfro silt loam, 2 to 5 percent slopes | 5.76 | 8.7% | | FAV | **162 | **50 | **62 | 0 | **120 | **5.00 | **118 | 76 |
| 257A | Cisne silt loam, 0 to 2 percent slopes | 3.93 | 5.9% | | FAV | 171 | 52 | 65 | 0 | 124 | 5.00 | 120 | 74 |
| Code | Soil Description | Acres | Percent of field | II. 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 | *n NCCPI Soybeans |
| | | | | | Weighted Average | 158.9 | 49.2 | 60.9 | 37.8 | 60 | 5 | 115.1 | *n 74 |