

# ONLINE ONLY LAND AUCTION

5± Acres Mascoutah Avenue, Belleville IL 62221



618-234-8751

Adam Jokisch  
Mobile (618) 530-8751

**VIEWING: SUNDAY, AUGUST 23RD ~ 2:30-4:30PM**

**BIDDING CLOSES: 5PM ~ WEDNESDAY, AUGUST 26, 2026**

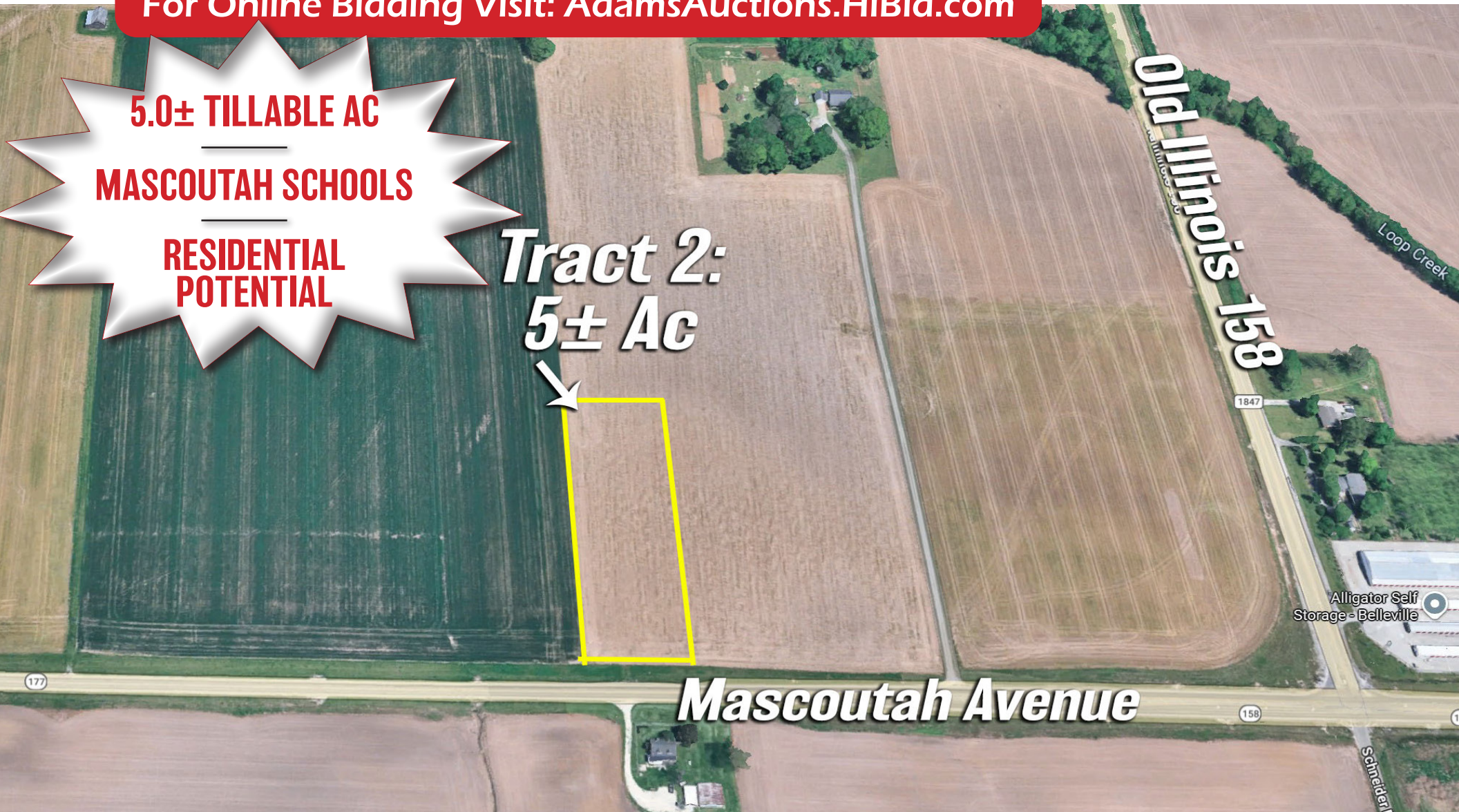
For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**5.0± TILLABLE AC**

**MASCOUTAH SCHOOLS**

**RESIDENTIAL  
POTENTIAL**

**Tract 2:  
5± Ac**



**Mascoutah Avenue**

**Old Illinois 158**

Alligator Self Storage - Belleville

177

1847

158

Schmeider

# GENERAL INFORMATION & AUCTION TERMS



**AG - AGRICULTURE**

ZONING

**5± AC**

TOTAL LOT SIZE

**\$88**

TOTAL '24 TAXES

This exceptional 5± 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 5± 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 #1 ~ 63.87± 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. FALL 2026 PLANTING WILL BE AVAILABLE TO NEW ONWER.

## PARCEL NUMBER

| P.I.N                   | Size       | Amount  |
|-------------------------|------------|---------|
| 09-27.0-100-004         | 5.0± Ac.   | \$88    |
| PART OF 09-27.0-100-005 | 66.31± Ac. | \$1,547 |

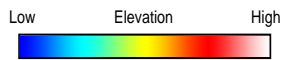
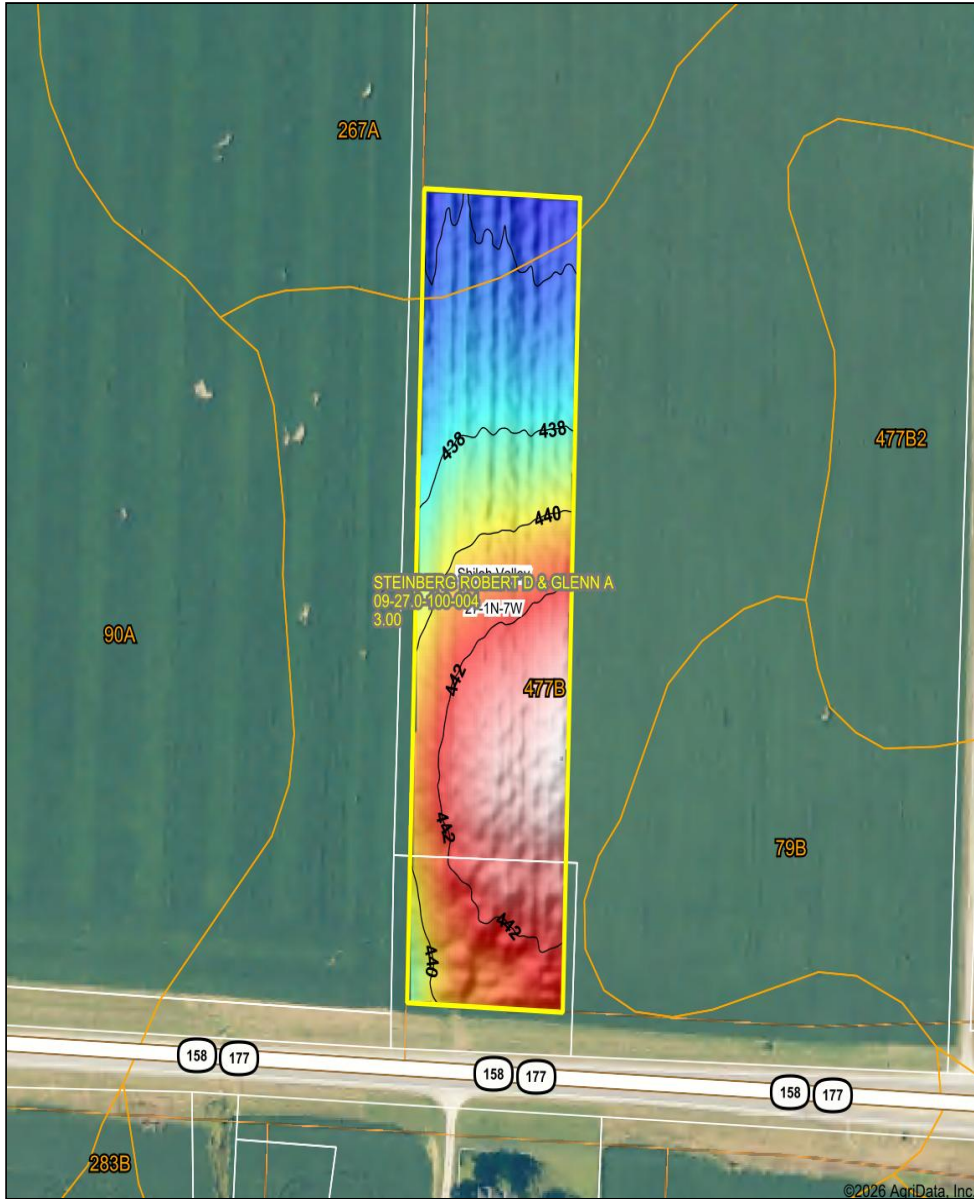
Terms: \$25,000.00 Down Day of Sale on Each Tract of Real Estate  
 Balance Due in 30 Days • 6% Buyers Premium  
 List subject to change without notice  
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
 Any announcement made day of sale takes precedence over any printed material

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



Source: USGS 1 meter dem

0ft 157ft 313ft

Interval(ft): 2

Min: 435.5

Max: 443.9

Range: 8.4

Average: 439.9

Standard Deviation: 2.59 ft



3/11/2026

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

Boundary Center: 38° 30' 20.41, -89° 52' 6.07



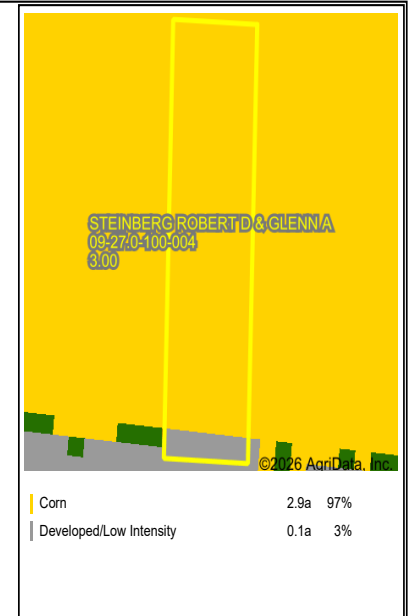
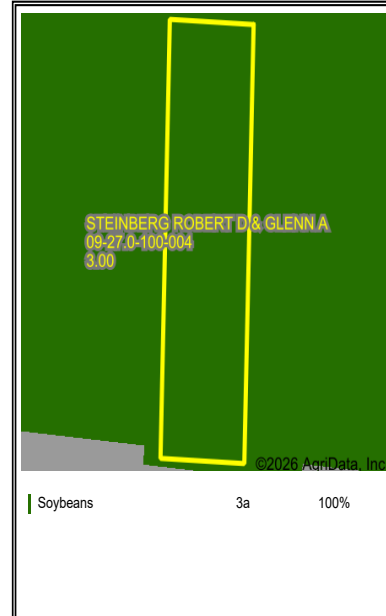
© AgriData, Inc. 2025 www.AgriDataInc.com  
Field borders provided by Farm Service Agency as of 5/21/2008.

# 4 Year Crop History

Owner/Operator:  Date: 3/11/2026  
 Address:  Farm Name:   
 Address:  Field ID:   
 Phone:  Acct. #:

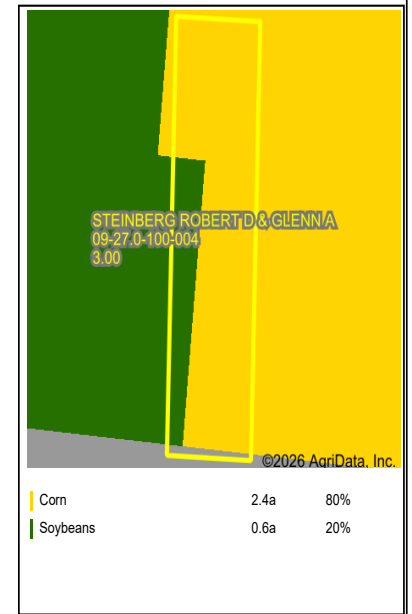
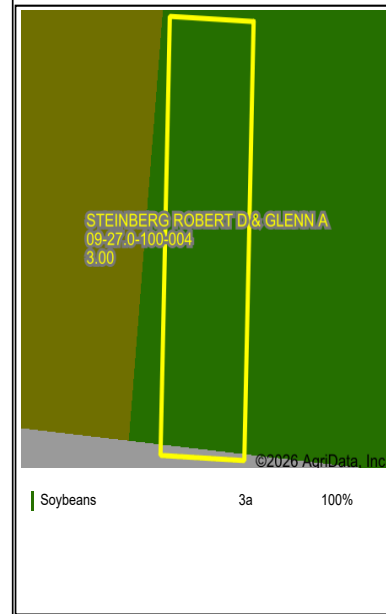
Crop Year: 2025

Crop Year: 2024



Crop Year: 2023

Crop Year: 2022



Boundary Center: 38° 30' 20.41, -89° 52' 6.07

State: IL

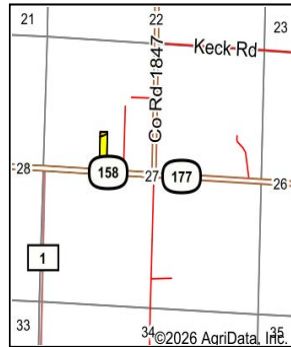
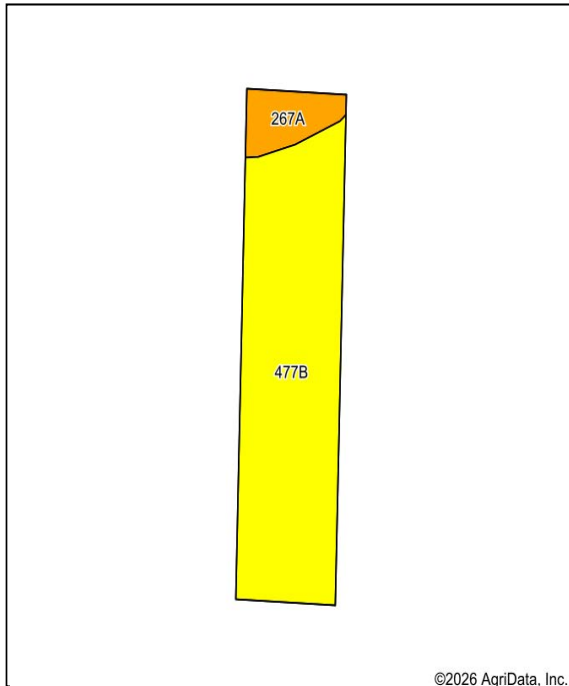
County: St. Clair

Local: 27-1N,7W

Township: Shiloh Valley



## Soils Map



State: **Illinois**  
 County: **St. Clair**  
 Location: **27-1N-7W**  
 Township: **Shiloh Valley**  
 Acres: **3**  
 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 | Il. State Productivity Index Legend | Subsoil rooting <sup>a</sup> | Corn Bu/A    | Soybeans Bu/A | Wheat Bu/A  | Oats Bu/A <sup>b</sup> | Sorghum <sup>c</sup> Bu/A | Grass-legume <sup>e</sup> hay, T/A | Crop productivity index for optimum management | <sup>n</sup> NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------------------------------|------------------------------|--------------|---------------|-------------|------------------------|---------------------------|------------------------------------|--|-----------------------------|
| **477B                  | Winfield silt loam, 2 to 5 percent slopes   | 2.71  | 90.3%            |                                     | FAV                          | **159        | **49          | **62        | 0                      | **121                     | **5.00                             | **117  | 73                          |
| 267A                    | Caseyville silt loam, 0 to 2 percent slopes | 0.29  | 9.7%             |                                     | FAV                          | 171          | 52            | 65          | 0                      | 124                       | 5.00                               | 126  | 74                          |
| <b>Weighted Average</b> |   |       |                  |                                     |                              | <b>160.2</b> | <b>49.3</b>   | <b>62.3</b> | <b>0</b>               | <b>121.3</b>              | <b>5</b>                           | <b>117.9</b>                                   | <b><sup>n</sup> 73.1</b>    |

**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>

<sup>a</sup> Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

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

<sup>c</sup> Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

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

<sup>n</sup>: The aggregation method is "Weighted Average using all components"

