ONLINE ONLY LAND AUCTION

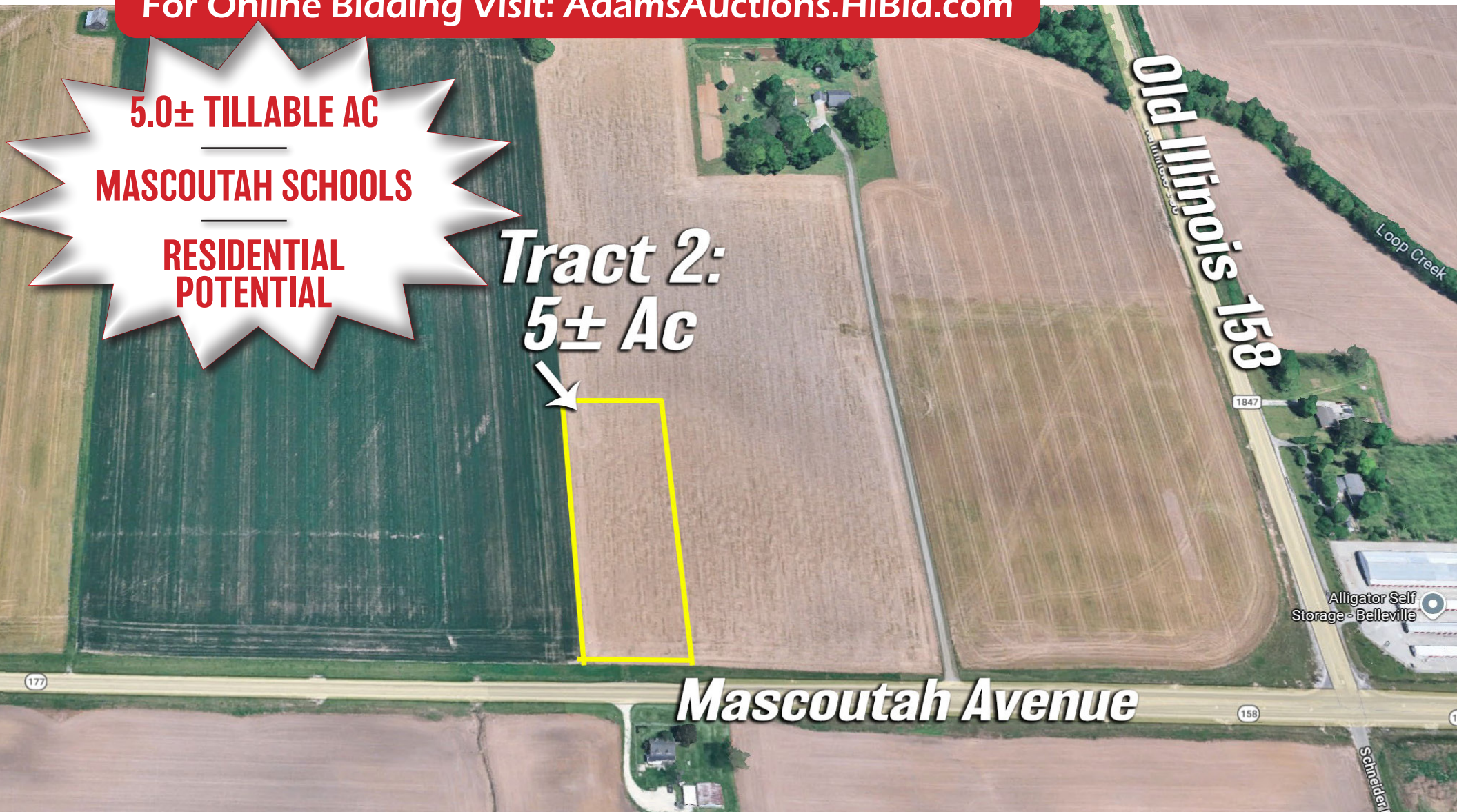
5± Acres Mascoutah Avenue, Belleville IL 62221

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

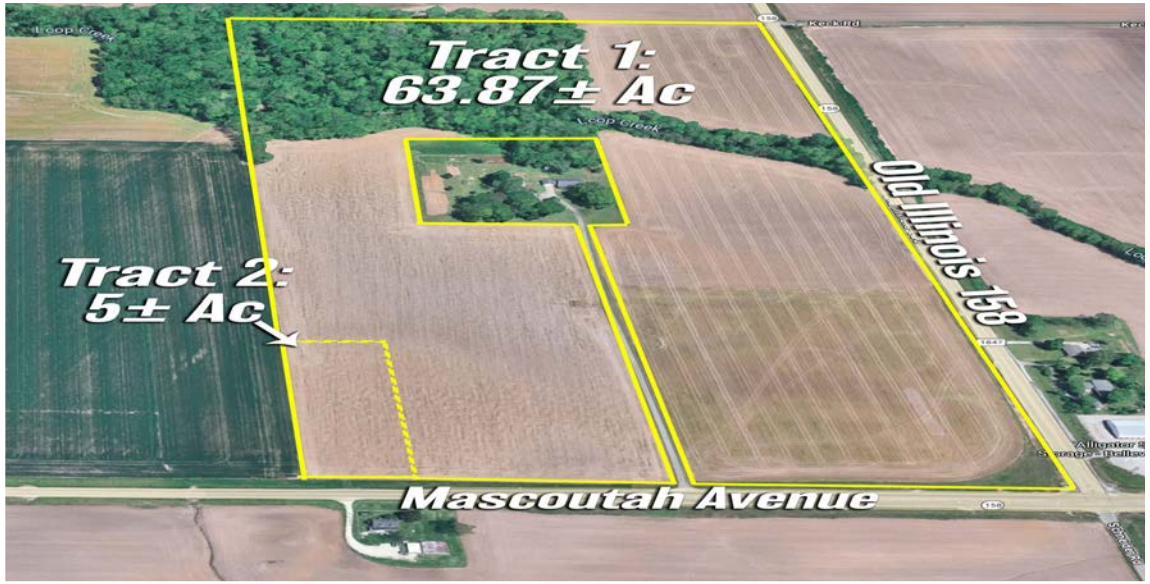
BIDDING CLOSES: 5PM ~ THURSDAY, APRIL 9, 2026

For Online Bidding Visit: AdamsAuctions.HiBid.com

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



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.

PARCEL NUMBER

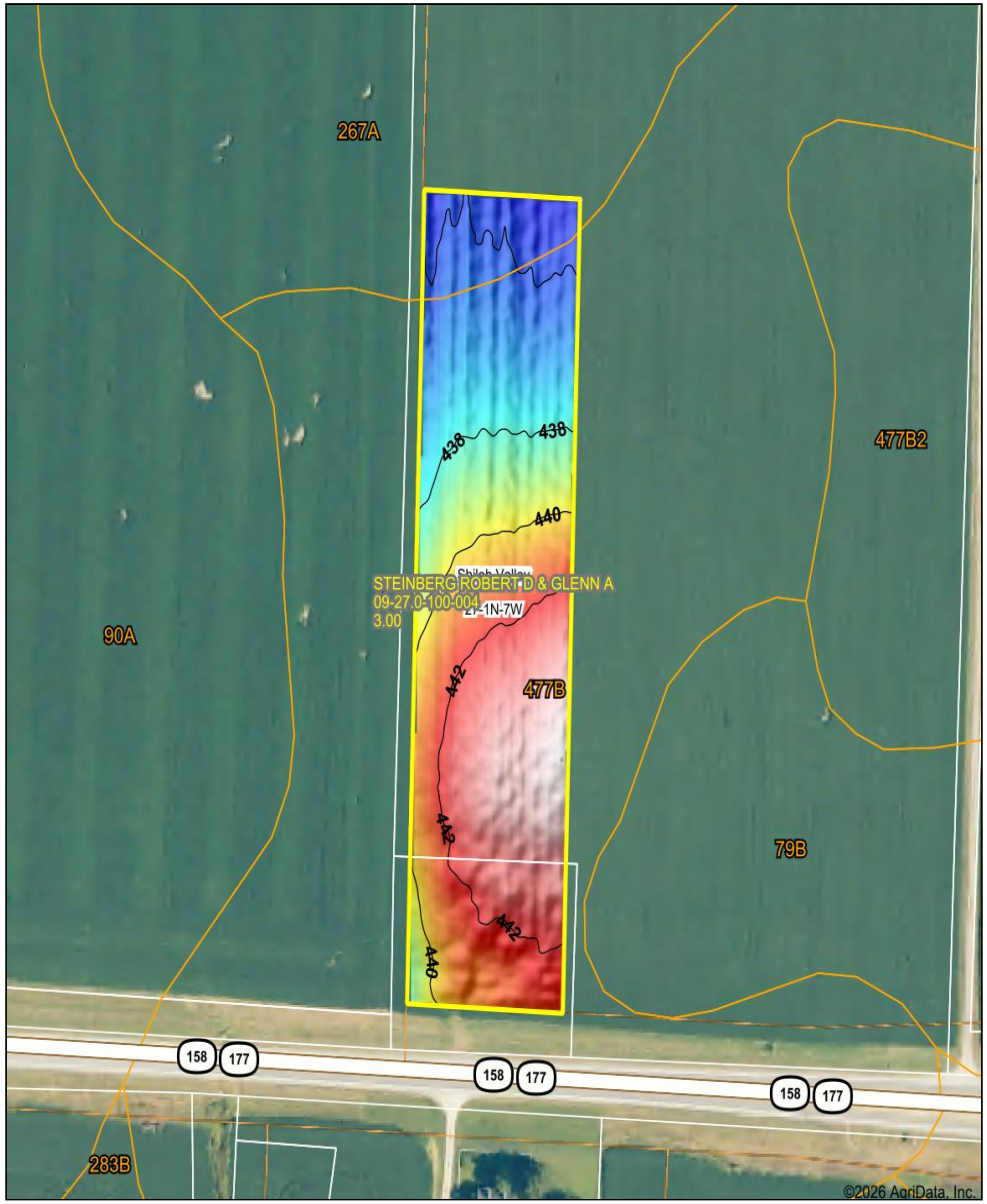
P.I.N	Size	Amount
09-27.0-100-004	5.0± Ac.	$88
PART OF 09-27.0-100-005	66.31± Ac.	$1,547

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



Low Elevation High

Source:	USGS 1 meter dem
Interval(ft):	2
Min:	435.5
Max:	443.9
Range:	8.4
Average:	439.9
Standard Deviation:	2.59 ft

0ft 157ft 313ft

N W E S

3/11/2026

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

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

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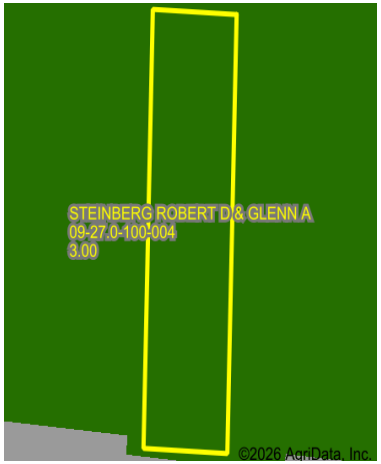
Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History

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

Crop Year: 2025

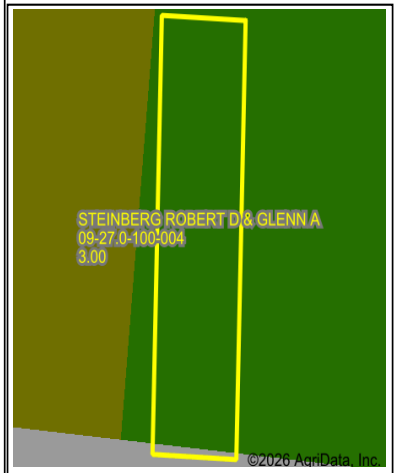


Soybeans	3a	100%

Crop Year: 2024

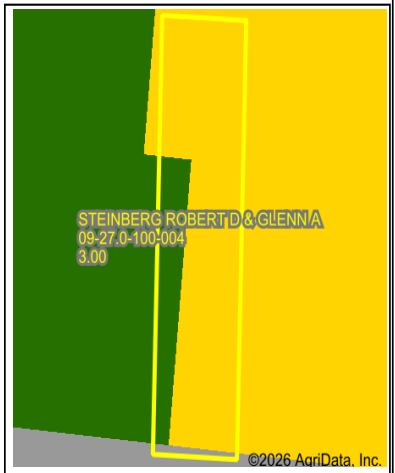
Corn	2.9a	97%
Developed/Low Intensity	0.1a	3%

Crop Year: 2023



Soybeans	3a	100%

Crop Year: 2022



Corn	2.4a	80%
Soybeans	0.6a	20%

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

State: IL County: St. Clair

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

N W E

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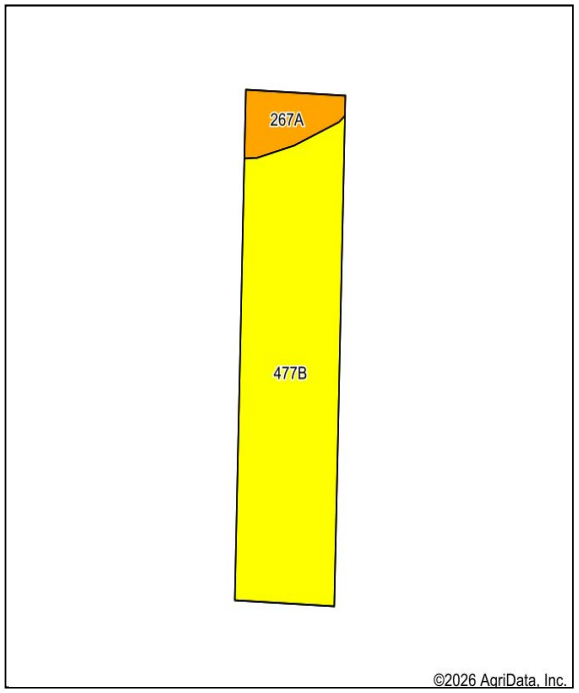
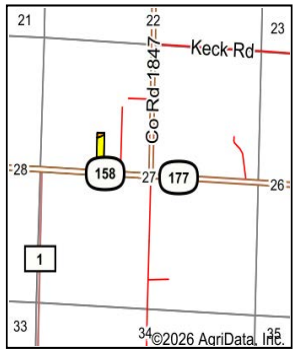
Soils Map



Soils data provided by USDA and NRCS.



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

Maps Provided By surety® CUSTOMIZED ONLINE MAPPING
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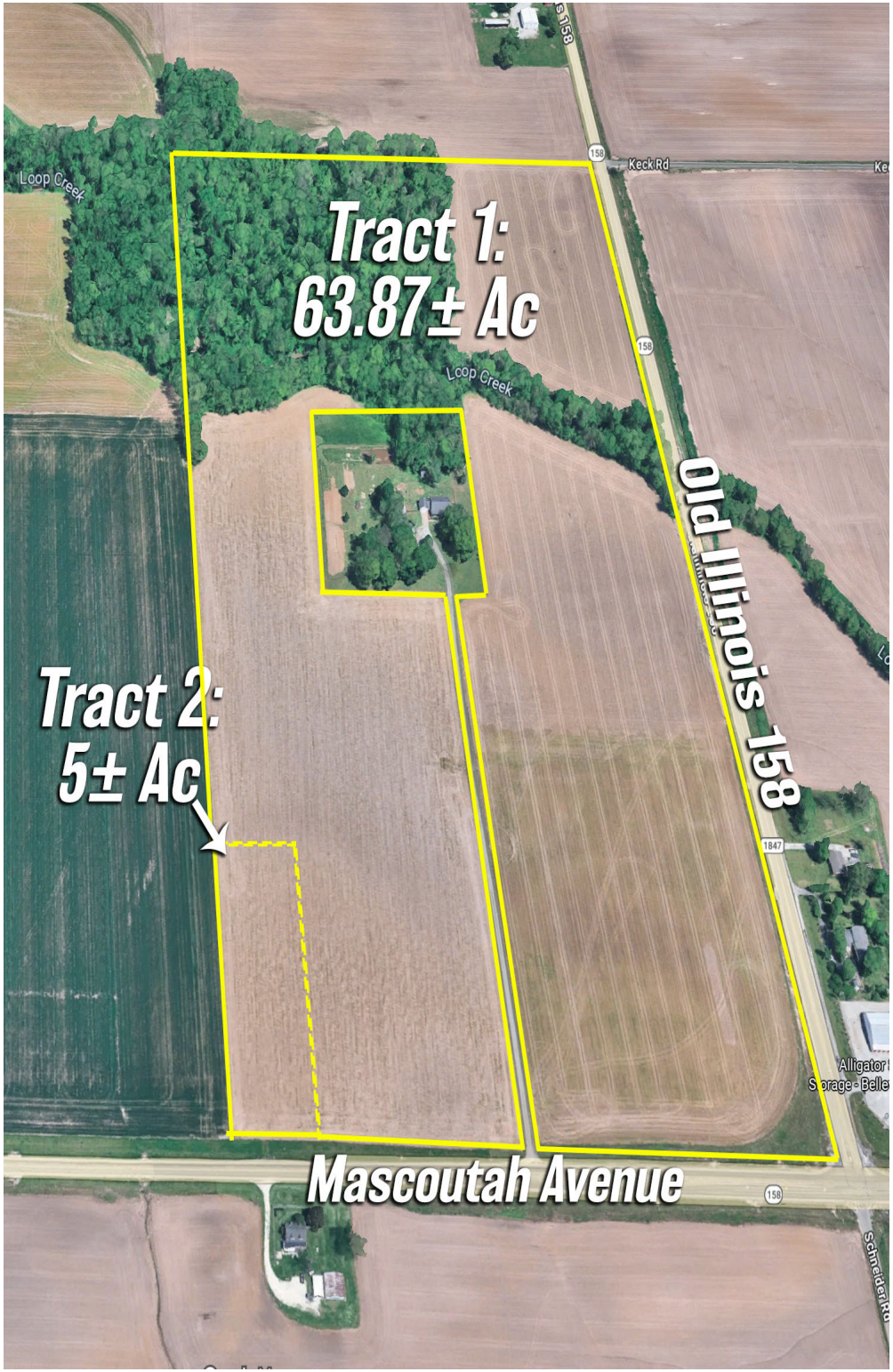
N W E S

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 *c* Bu/A	Grass-legume *e* hay, T/A	Crop productivity index for optimum management	*n 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
					Weighted Average	**160.2**	**49.3**	**62.3**	***-**	**121.3**	**5**	**117.9**	***n 73.1**

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
** 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"



Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.