

# ONLINE ONLY FARMLAND AUCTION

TRACT #1 ~ 23.34± AC. SACKWITZ (KNEWITZ) ROAD, NEW ATHENS, IL 62264

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

**VIEWING: SUNDAY, MARCH 8 ~ 2:30-4:30PM**

**BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 12, 2026**

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

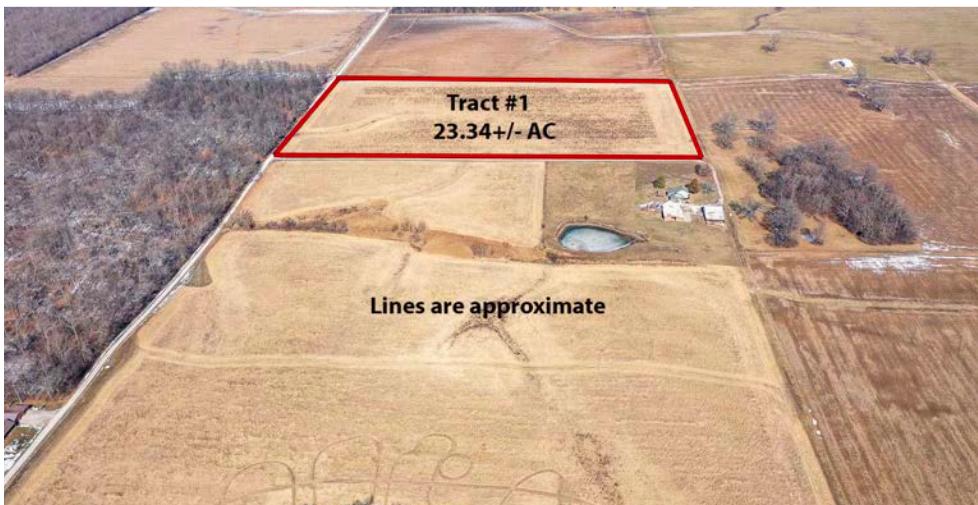
Lines are approximate

Tract #1  
23.34+/- AC

**23.34± ACRE  
PARCEL**

**MOSTLY TILLABLE  
GROUND**

# GENERAL INFORMATION & AUCTION TERMS



**23.34± AC**

TOTAL LOT SIZE

**AG - AGRICULTURE**

ZONING

**\$564**

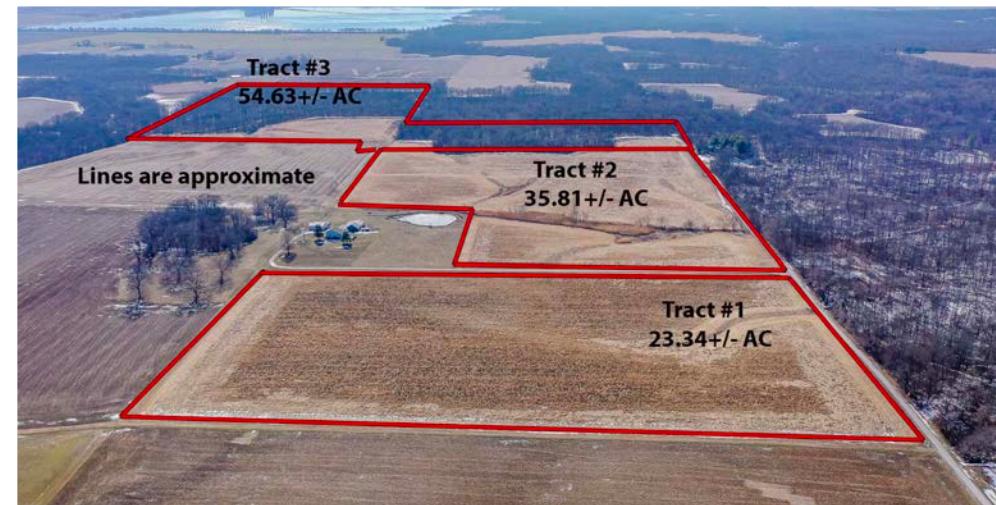
TOTAL '24 TAXES

This exceptional and recently surveyed 23.34± acre tract of prime tillable land is ideally located just off Knewitz Road, between New Athens and Red Bud in St. Clair County. Zoned for agricultural use, the property falls under the St. Clair County zoning authority with 21± acres of productive cropland, it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Kanitz Road ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Electricity is already available near the site, and the land is best suited for private water & sewer systems. With its blend of agricultural productivity and income generating potential, this property offers a rare and versatile opportunity in a desirable location. In addition, Tract #2 ~ 35.81± acres and Tract #3 ~ 54.63± acres could be purchased separately. If you are looking to grow your farming footprint with income-generating land, this tract delivers both promise and potential.

\*\*TAXES WILL BE REASSESSED AFTER SPLIT IS RECORDED\*\*

## PARCEL NUMBERS

P.I.N	Size	Amount
20-21.0-100-009	23.34± Ac.	\$564

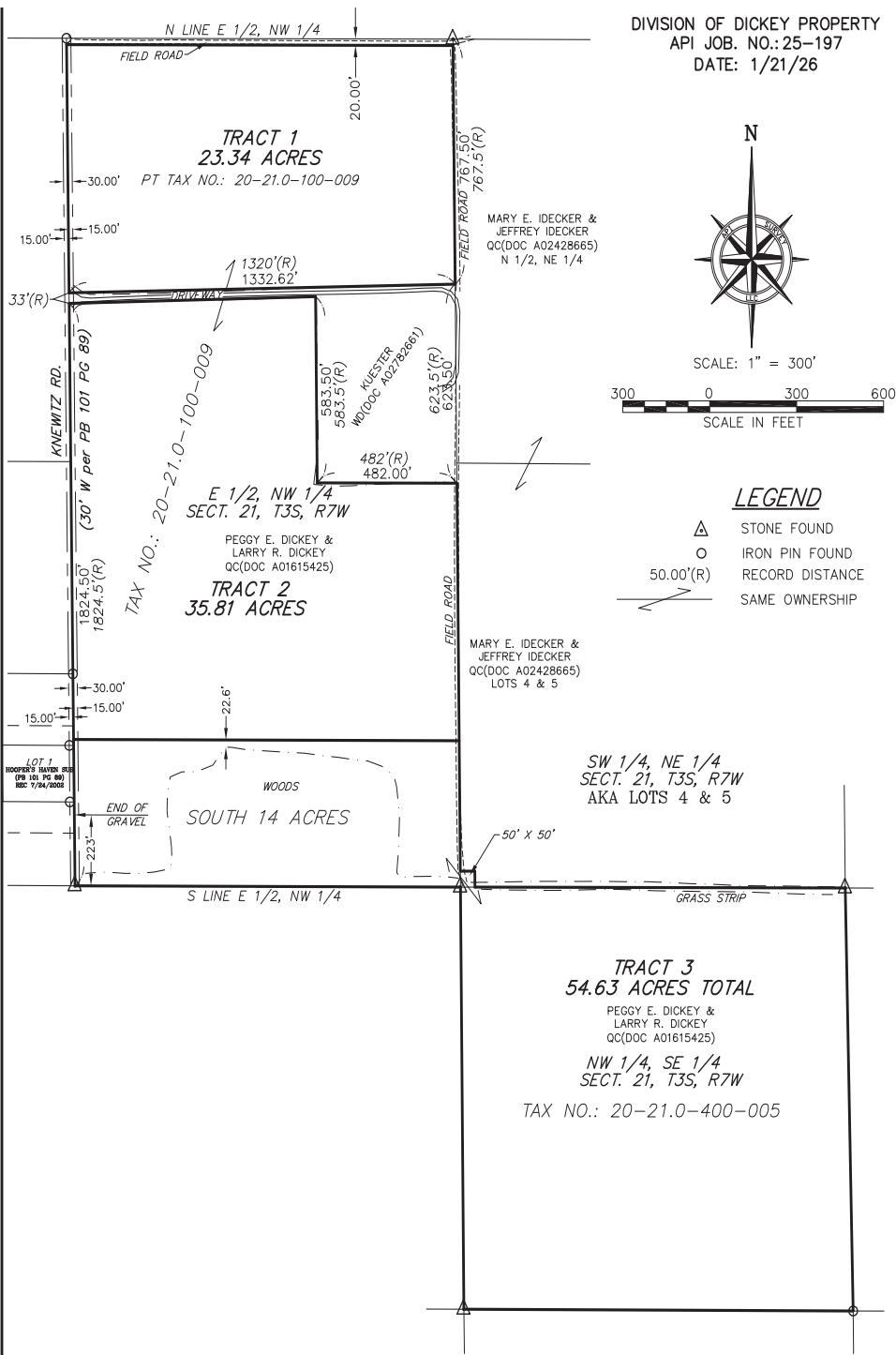


Terms: \$20,000.00 Down Day of Sale on Each Tract of Real Estate  
Balance Due in 30 Days • 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



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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.



DIVISION OF DICKEY PROPERTY  
API JOB. NO.: 25-197  
DATE: 1/21/26

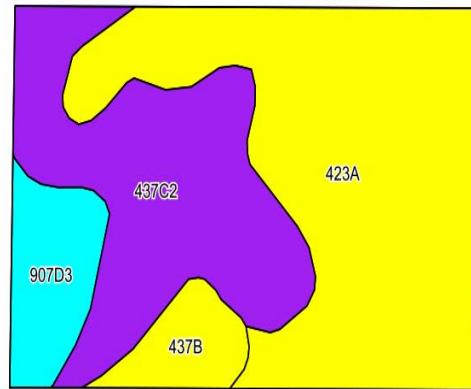


$$\therefore 1'' = 300'$$

0 300 600  
SCALE IN FEET

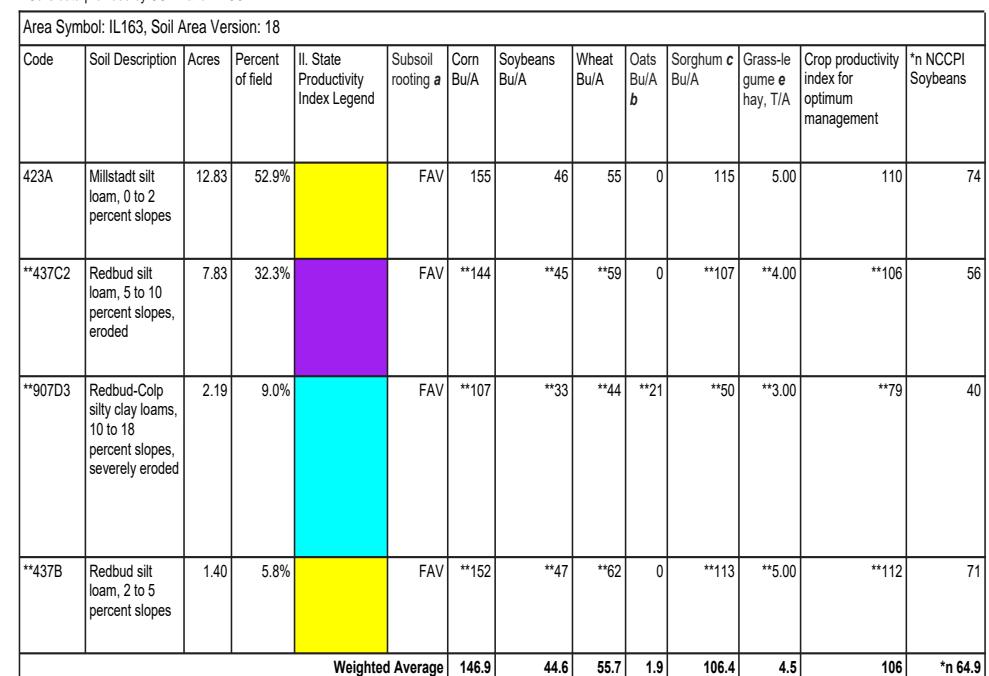
LEGEND

▲	STONE FOUND
○	IRON PIN FOUND
50.00'(R)	RECORD DISTANCE
	SAME OWNERSHIP

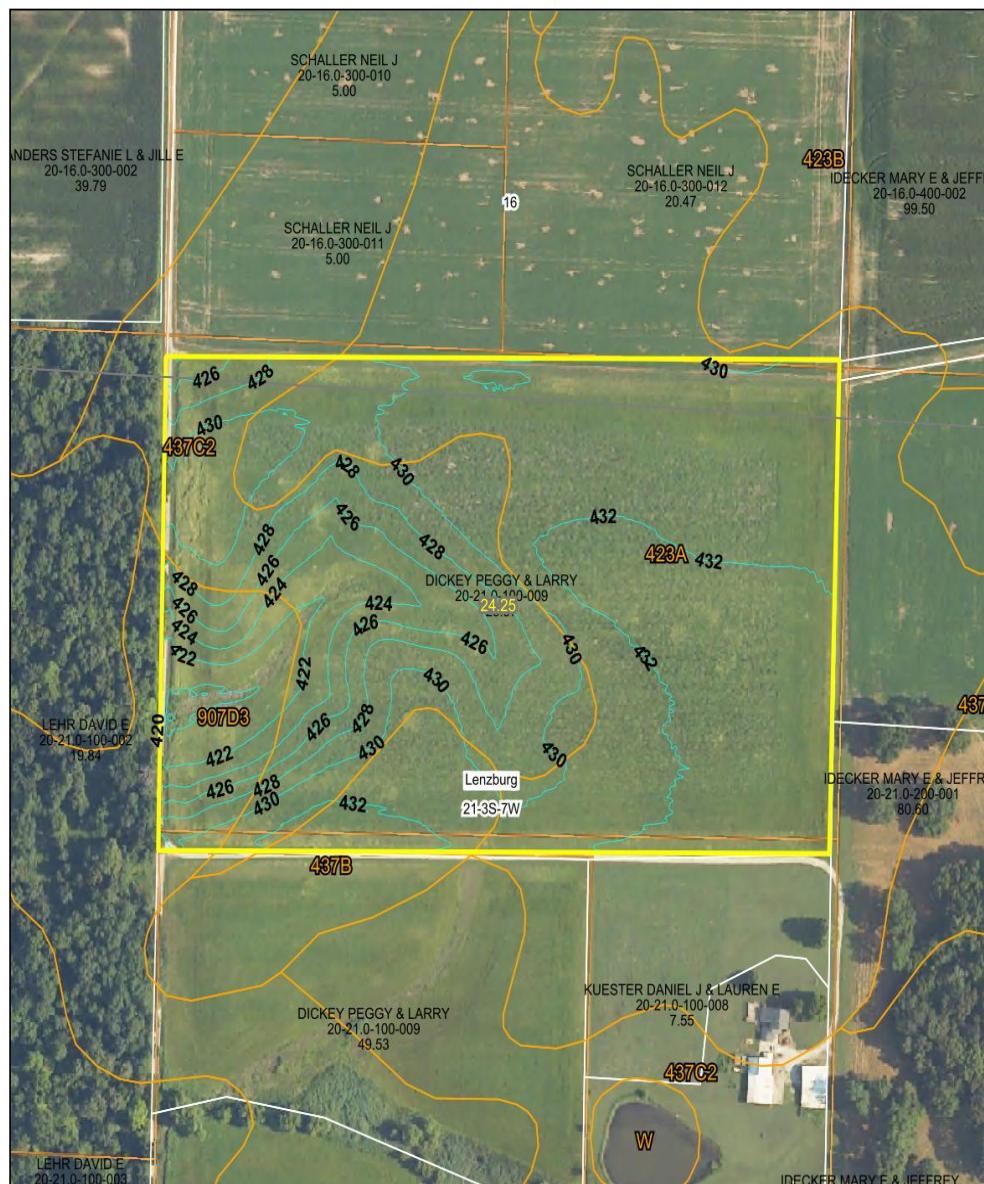


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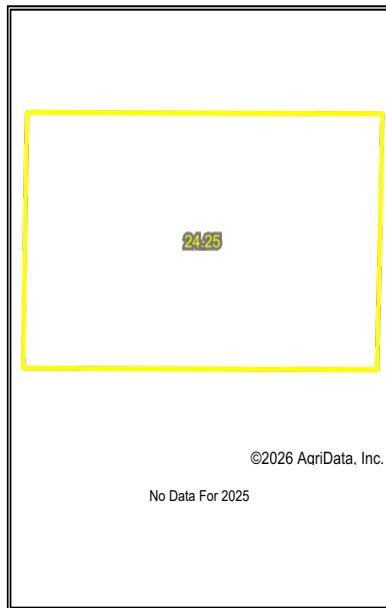
## Topography Contours



## 4 Year Crop History

Owner/Operator:  Date: 2/16/2026  
Address:  Farm Name:   
Address:  Field ID:   
Phone:  Acct. #:   
Crop Year: 2024

Crop Year: 2025



Crop Year: 2023



Boundary Center: 38° 15' 47.77, -89° 52' 58.99

State: IL County: St. Clair

Legal: 21-3S-7W Twpshp: Lenzburg

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



Crop Year: 2022



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