

ONLINE ONLY FARMLAND AUCTION

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

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

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

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

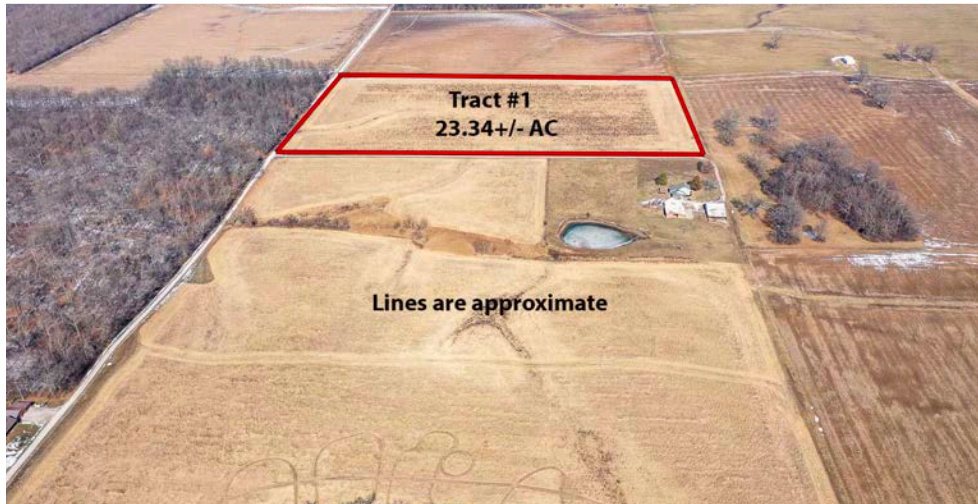
Lines are approximate

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

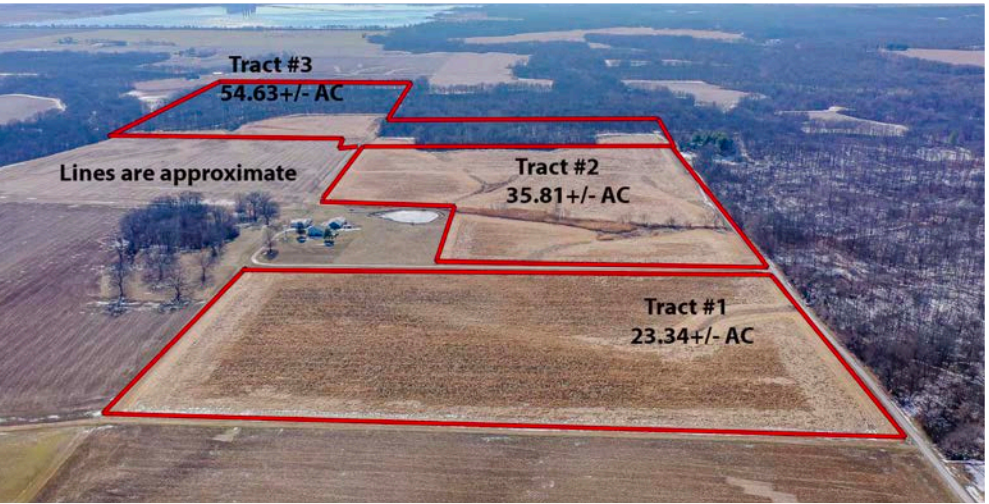
TOTAL '24 TAXES

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

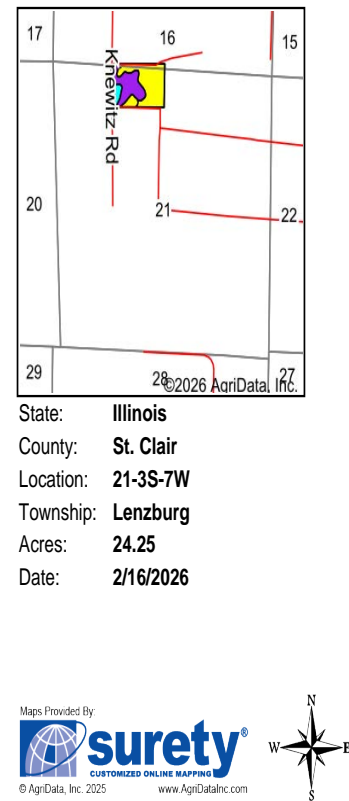
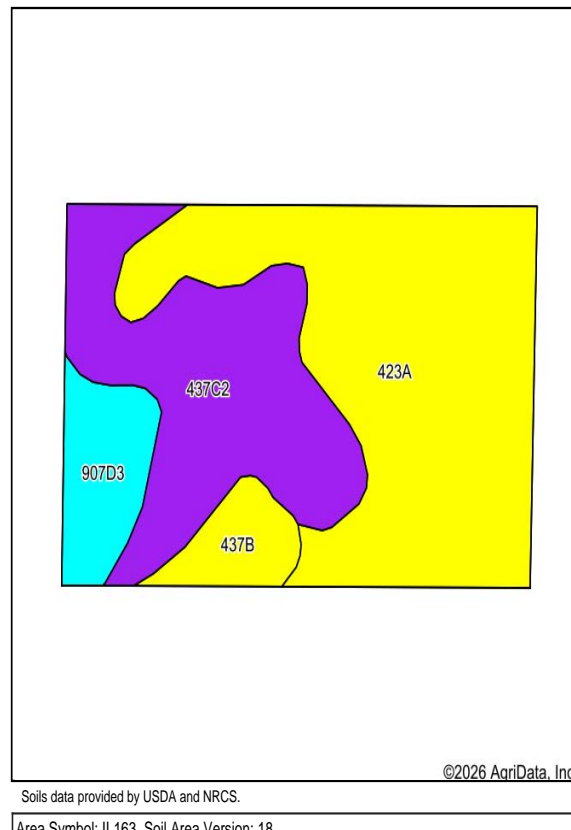
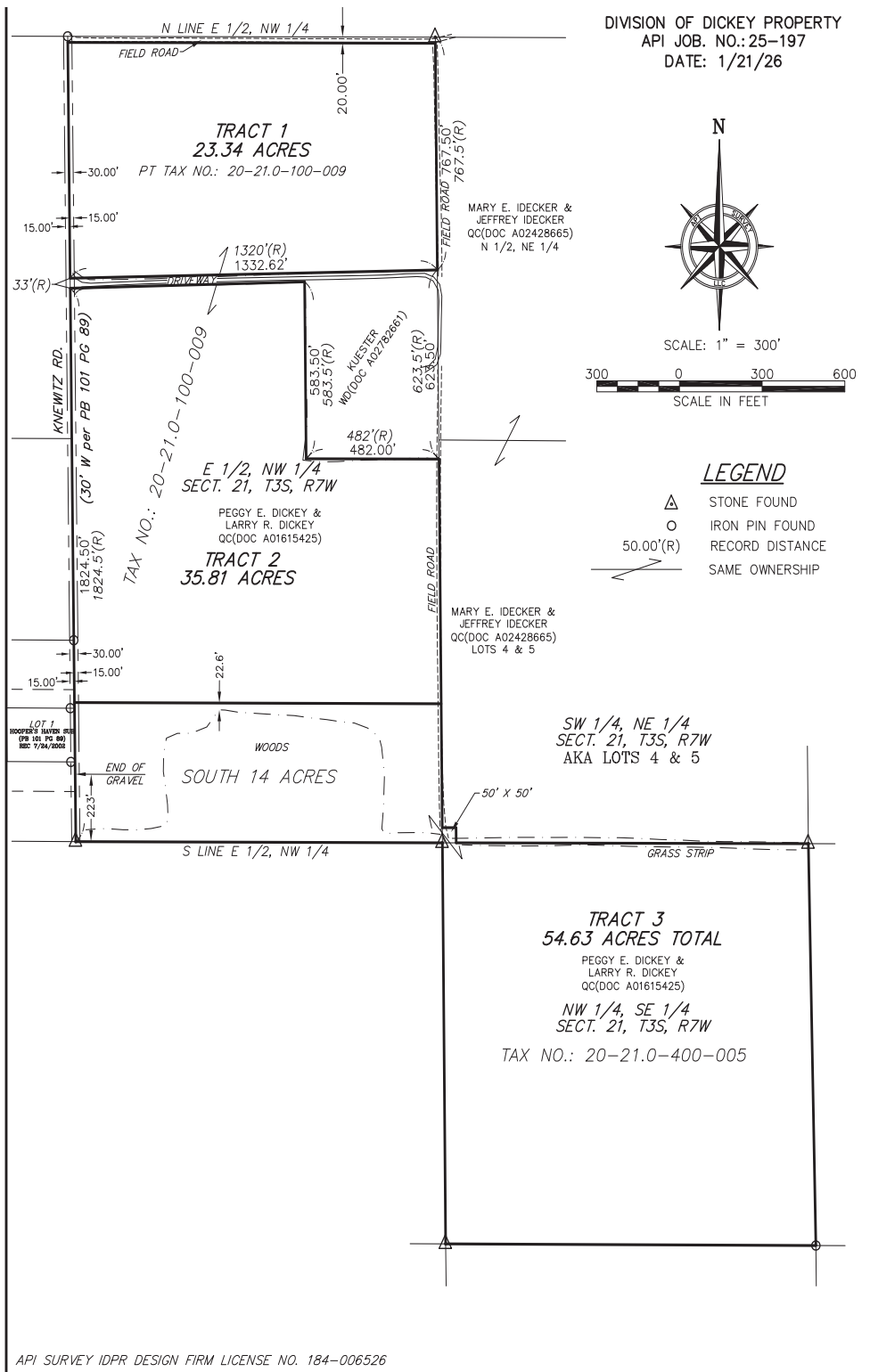


Terms: \$20,000.00 Down Day of Sale on Each Tract of Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

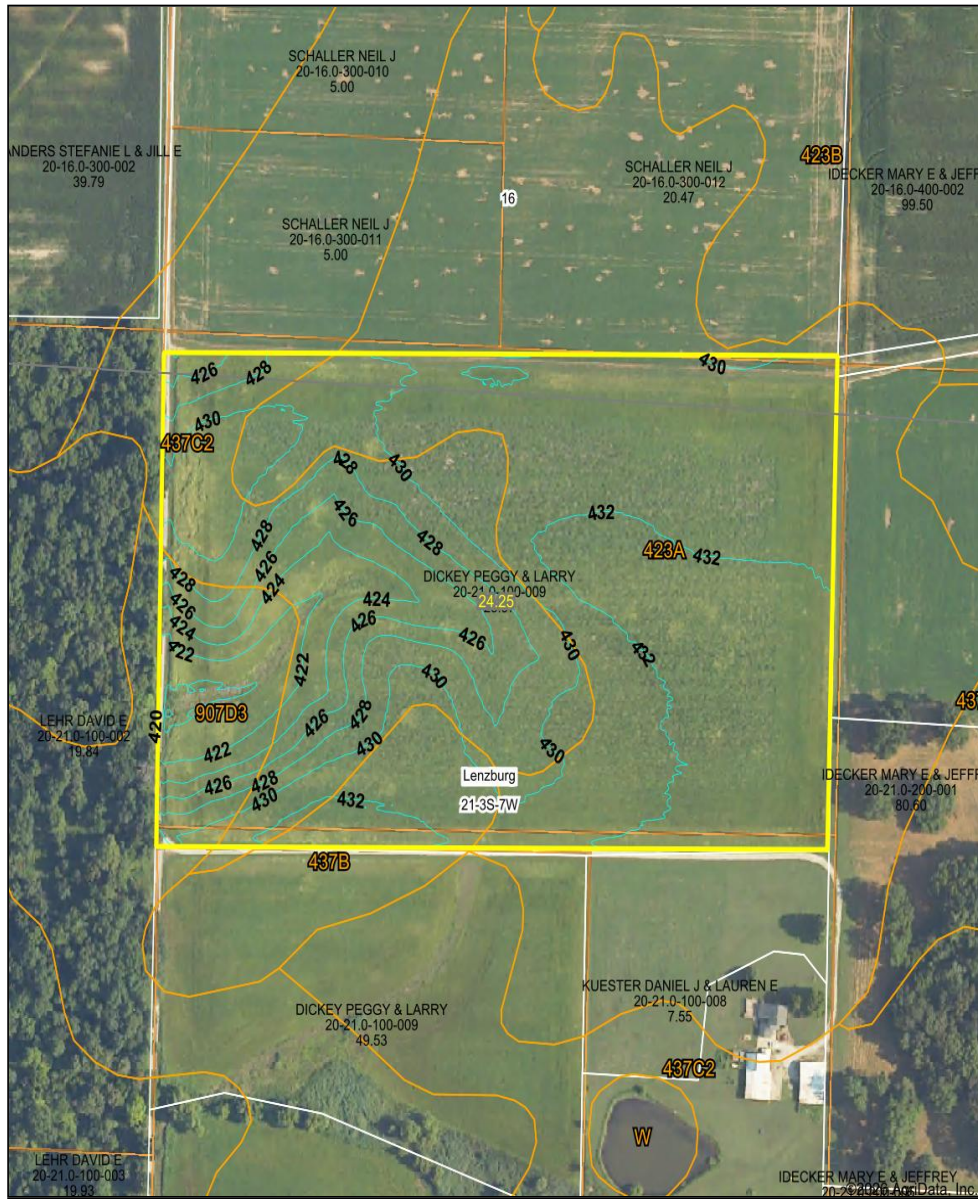
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.





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-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	12.83	52.9%		FAV	155	46	55	0	115	5.00	110	74
**437C2	Redbud silt loam, 5 to 10 percent slopes, eroded	7.83	32.3%		FAV	**144	**45	**59	0	**107	**4.00	**106	56
**907D3	Redbud-Colp silty clay loams, 10 to 18 percent slopes, severely eroded	2.19	9.0%		FAV	**107	**33	**44	**21	**50	**3.00	**79	40
**437B	Redbud silt loam, 2 to 5 percent slopes	1.40	5.8%		FAV	**152	**47	**62	0	**113	**5.00	**112	71
Weighted Average						146.9	44.6	55.7	1.9	106.4	4.5	106	*n 64.9

Topography Contours



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 416.9

Max: 433.5

Range: 16.6

Average: 429.6

Standard Deviation: 3.12 ft

0ft 275ft 549ft



2/16/2026

21-3S-7W
St. Clair County
Illinois

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

4 Year Crop History

Owner/Operator: Date: 2/16/2026

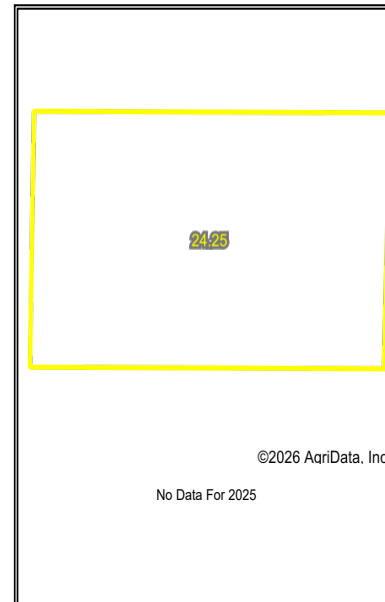
Address: Farm Name:

Address: Field ID:

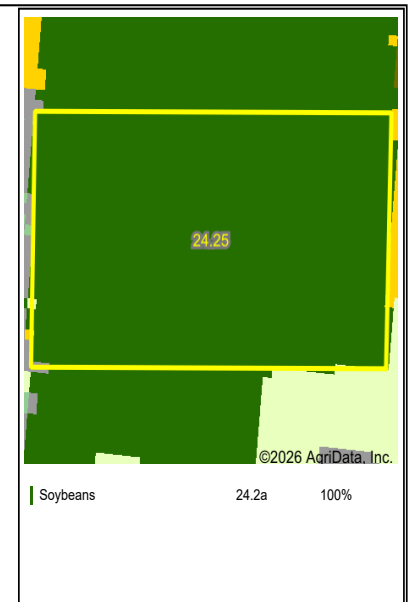
Phone: Acct. #:

Crop Year: 2025

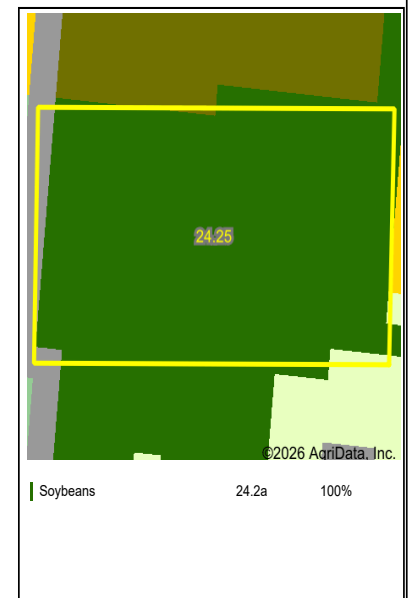
Crop Year: 2024



Crop Year: 2023



Crop Year: 2022



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

State: IL County: St. Clair

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

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



Maps Provided By
surety
CUSTOMIZED ONLINE MAPPING
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