

ONLINE ONLY FARMLAND AUCTION

TRACT #2 ~ 35.81± AC. SACKWITZ (KNEWITZ) ROAD, NEW ATHENS, IL 62264



618-234-8751

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

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

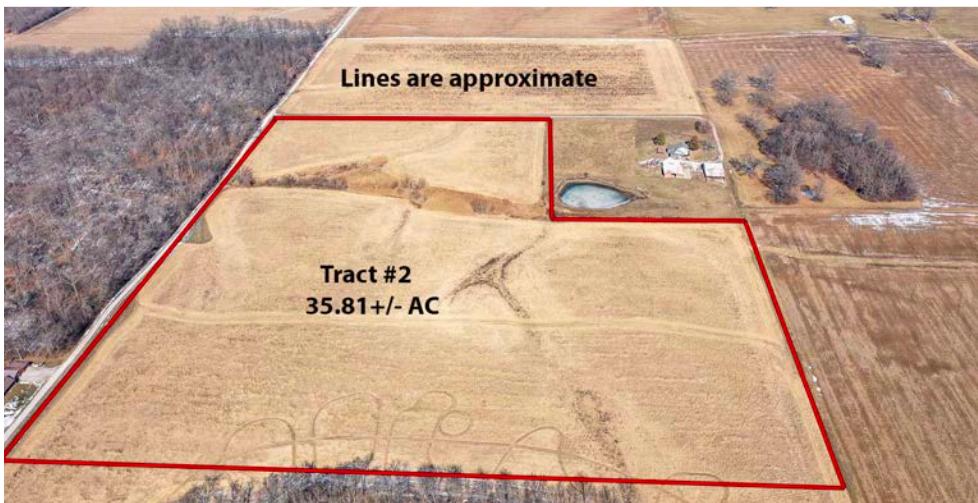
For Online Bidding Visit: AdamsAuctions.HiBid.com

Lines are approximate

Tract #2
35.81+/- AC

**35.81± ACRE
PARCEL**
**MOSTLY TILLABLE
GROUND**

GENERAL INFORMATION & AUCTION TERMS



$35.81 \pm$ AC

TOTAL LOT SIZE

AG - AGRICULTURE

ZONING

\$564

TOTAL '24 TAXES



This exceptional $35.81 \pm$ 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 2026 farming rights available, with $31 \pm$ tillable acres it offers immediate potential for crop production and a dependable source of agricultural income. Its strategic location near Knewitz Road ensures easy access, making it a seamless addition to an existing farming operation or an excellent starting point for a new agricultural venture. Electric is already available near the site, and the land is best suited for private water 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 #1 ~ $23.34 \pm$ acres and Tract #3 ~ $54.63 \pm$ 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

$35.81 \pm$ Ac.

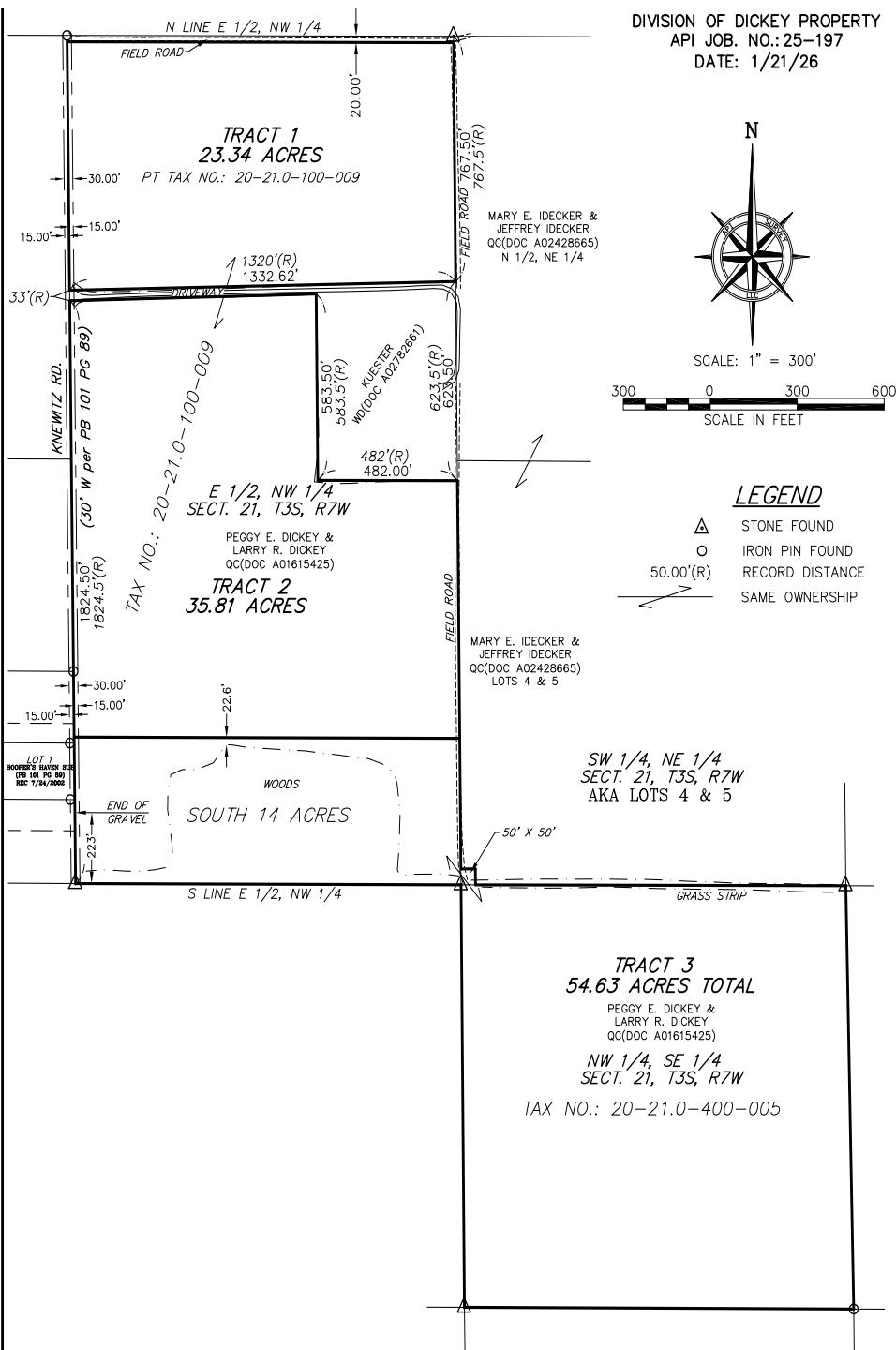
\$564

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



SCALE: 1" = 300'

A scale bar at the top shows distances of 0, 300, and 600 feet. Below it, the text "SCALE IN FEET" is centered. A large bracket labeled "LEGEND" spans the width of the scale bar. Below the legend, there are three entries: a triangle symbol for "STONE FOUND", a circle symbol for "IRON PIN FOUND", and a line symbol for "RECORD DISTANCE".

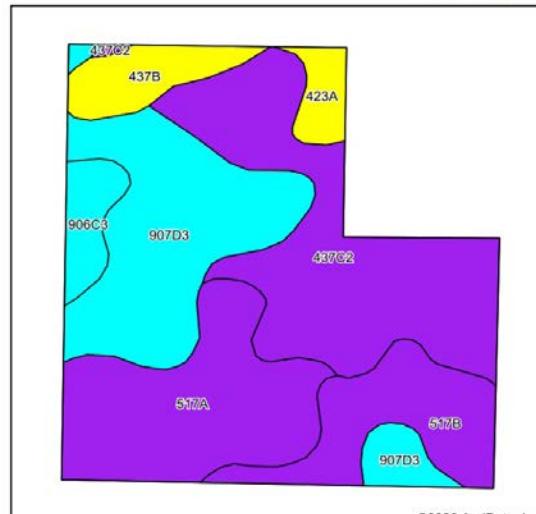
LEGEND

▲ STONE FO

O IRON PIN FOUI

'(R) RECORD DISTANCE
— SAME OWNERSHIP

HOME OWNERS



Soils data provided by USDA and NRCS

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State:	Illinois
County:	St. Clair
Location:	21-3S-7W
Township:	Lenzburg
Acres:	35.32
Date:	2/16/2026

Maps Provided By
 **surety**[®]
 CUSTOMIZED ONLINE MAPPING
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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
**437C2	Redbud silt loam, 5 to 10 percent slopes, eroded	10.45	29.5%		FAV	**144	**45	**59	0	**107	**4.00	**106	56
**807D3	Redbud-Copl silty clay loams, 10 to 18 percent slopes, severely eroded	8.91	25.2%		FAV	**107	**33	**44	**21	**50	**3.00	**79	40
517A	Marine silt loam, 0 to 2 percent slopes	7.51	21.3%		FAV	144	45	56	0	113	3.00	104	69
**517B	Marine silt loam, 2 to 5 percent slopes	4.26	12.1%		FAV	**143	**45	**55	0	**112	**3.00	**103	68
**437B	Redbud silt loam, 2 to 5 percent slopes	1.88	5.3%		FAV	**152	**47	**62	0	**113	**5.00	**112	71
**806C3	Redbud-Hurst silty clay loams, 5 to 10 percent slopes, severely eroded	1.33	3.8%		FAV	**117	**37	**48	**22	**55	**4.00	**87	43
423A	Millstadt silt loam, 0 to 2 percent slopes	0.98	2.8%		FAV	155	46	55	0	115	5.00	110	74
Weighted Average				174.7	41.8	62.7	6.1	93.1	7.6	98.1	**6.7		

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://esr.aces.illinois.edu/soil/State/IL/documents/section-28/efotg-529.pdf>

**** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the II. Soils EFOTG**

b Soils in the southern region were not rated for oats and are shown with a zero.

b Soils in the southern region were not rated for oats and are shown with a question mark.

c Soils in the Northern region or in both regions were not rated for grain sorghum and are shown with a zero. Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

* The aggregation method is "Weighted Average using all components".

ii. The aggregation method is Weighted Average using all components

