

ONLINE ONLY FARMLAND AUCTION

TRACT #2 ~ 35.81± 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

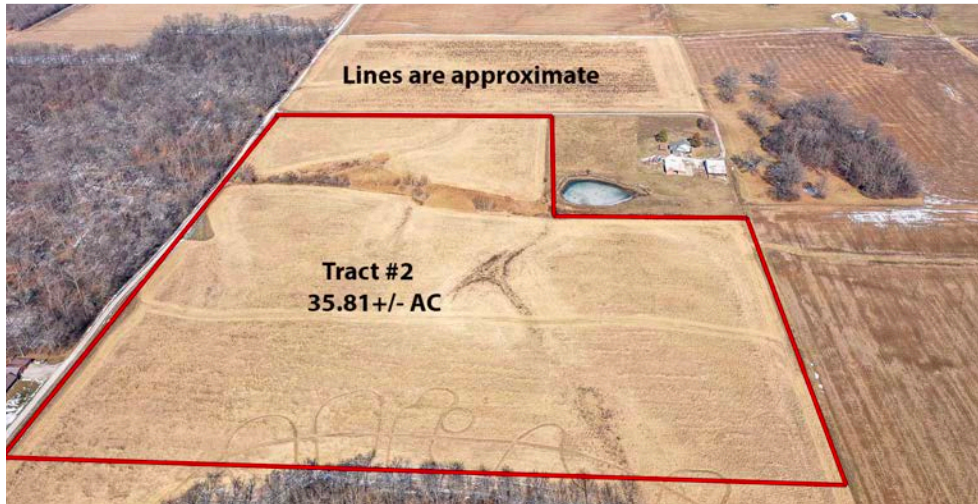
Lines are approximate

**35.81± ACRE
PARCEL**

**MOSTLY TILLABLE
GROUND**

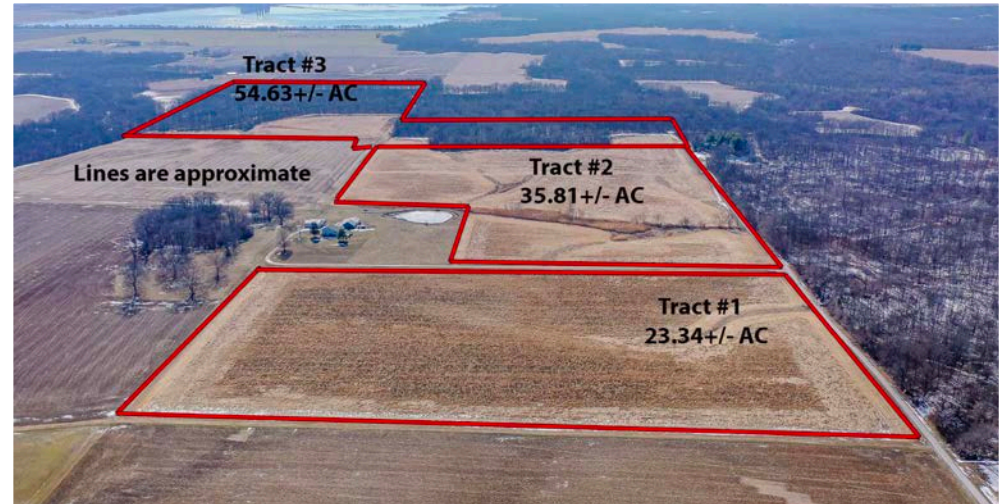
Tract #2
35.81+/- AC

GENERAL INFORMATION & AUCTION TERMS



35.81± AC

TOTAL LOT SIZE



AG - AGRICULTURE

ZONING

\$564

TOTAL '24 TAXES

This exceptional 35.81± 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± 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± 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	35.81± 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

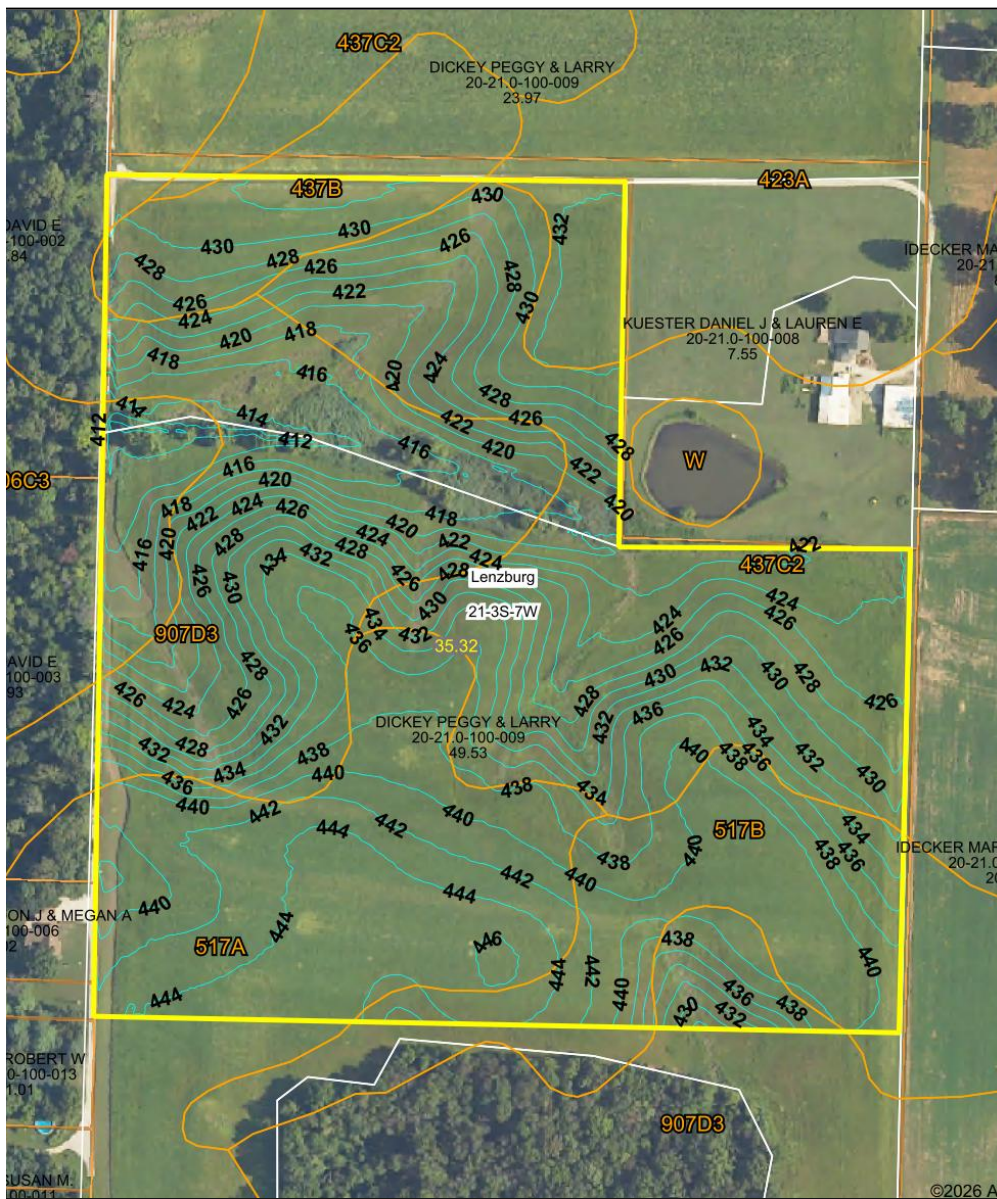
Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.





Topography Contours



Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 408.7

Max: 446.4

Range: 37.7

Average: 431.3

Standard Deviation: 9.15 ft

0ft 278ft



2/16/2026

21-3S-7W

St. Clair Co

Illinois

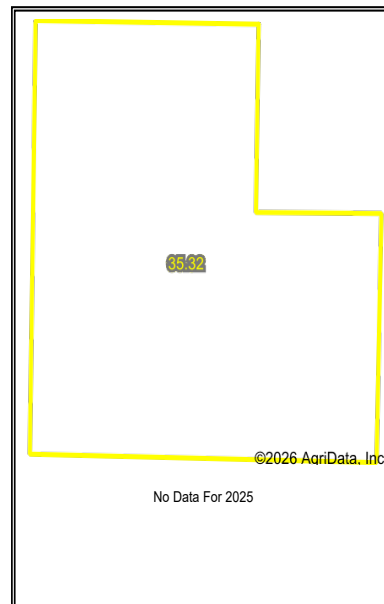
Boundary Center: 38° 15' 36.91, -89°

4 Year Crop History

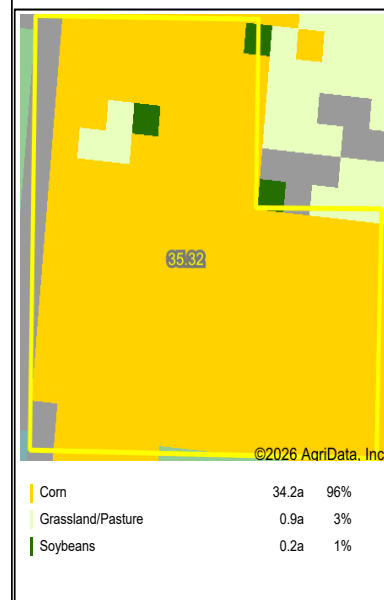
Owner/Operator: Date: 2/16/2026
Address: Farm Name:
Address: Field ID:
Phone: Acct. #:

Crop Year: 2025

Crop Year: 2024



Crop Year: 2023



Corn	34.2a	96%
Grassland/Pasture	0.9a	3%
Soybeans	0.2a	1%



Crop Year: 2022



Soybeans	33.9a	96%
Grassland/Pasture	1.4a	4%

Boundary Center: 38° 15' 36.91, -89° 52' 58.86

State: IL

County: St. Clair

Legal: 21-3S-7W

Twtnshp: Lenzburg

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

