# ONLINE ONLY FARMLAND AUCTION

**TRACT #3 ~ 54.63± AC. SACKWITZ (KNEWITZ) ROAD, NEW ATHENS, IL 62264**

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

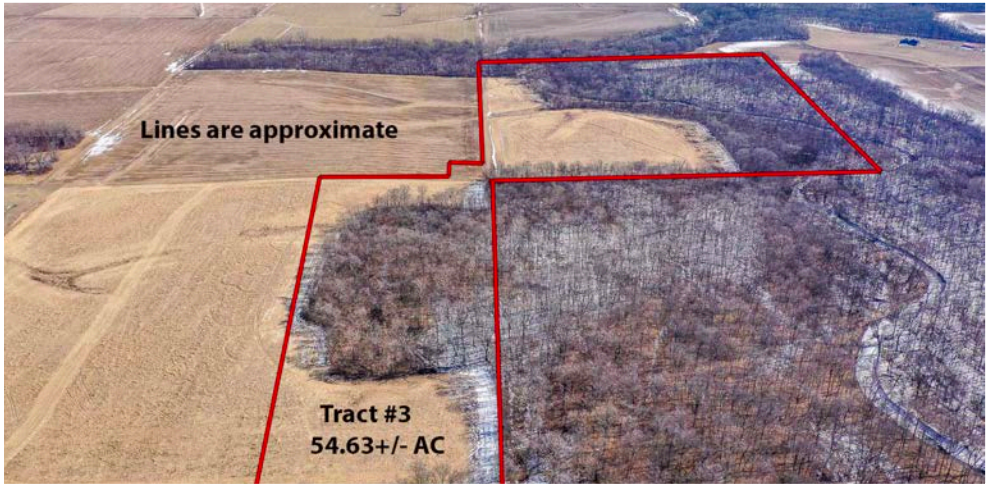
## VIEWING: SUNDAY, MARCH 8 ~ 2:30-4:30PM
## BIDDING CLOSES: 5PM ~ THURSDAY, MARCH 12, 2026

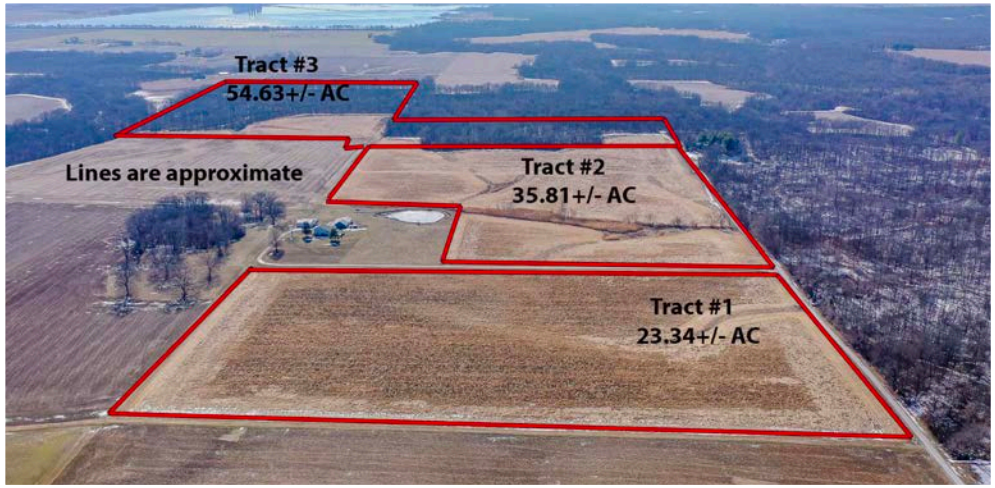
**For Online Bidding Visit: AdamsAuctions.HiBid.com**

**54.63± ACRE PARCEL**

**WOODED & TILLABLE GROUND**

# GENERAL INFORMATION & AUCTION TERMS




**54.63± AC**
TOTAL LOT SIZE

**AG - AGRICULTURE**
ZONING

**$518**
TOTAL '24 TAXES

This exceptional 54.63± acre tract of prime wooded and tillable land is ideally located just off Knewitz Road, between New Athens and Red Bud in St. Clair County. The property consists of approximately 35 acres of wooded land, including about 1 acre with a small creek running through it. Additionally, there are roughly 17.9± acres of tillable ground, offering a balanced mix of natural woodland and productive farmland. Zoned for agricultural use, the property falls under the St. Clair County zoning authority. With 2026 farming rights available, it offers immediate potential for crop production and 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. Electricity 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 #2 ~ 35.81± 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**

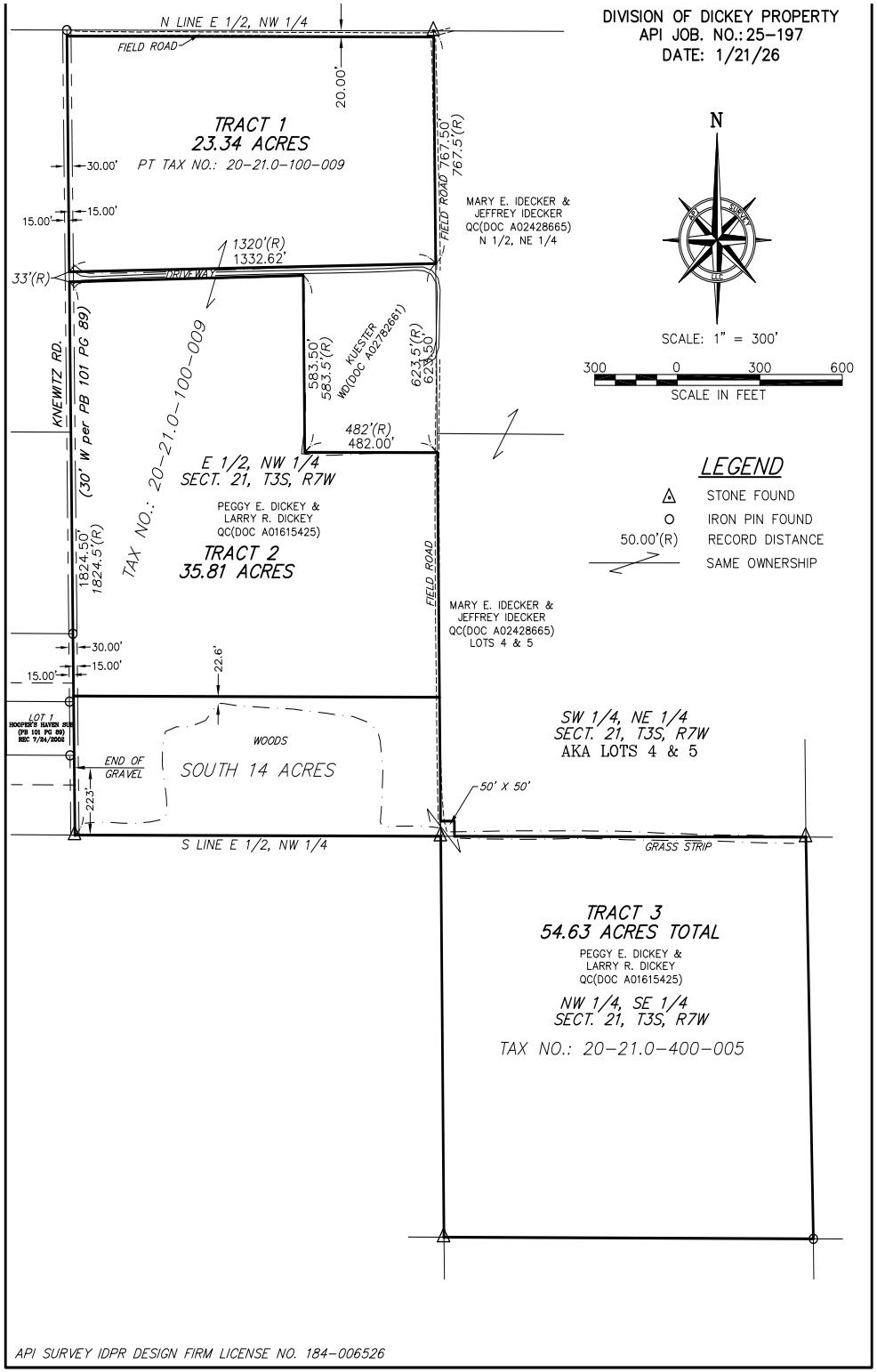
## PARCEL NUMBERS

| P.I.N | Size | Amount |
|---|---|---|
| 20-21.0-400-005 | 40.63± Ac | $518 |
| Part of 20-21.0-100-009 (14± Acres) | 54.63± Ac | $564 |

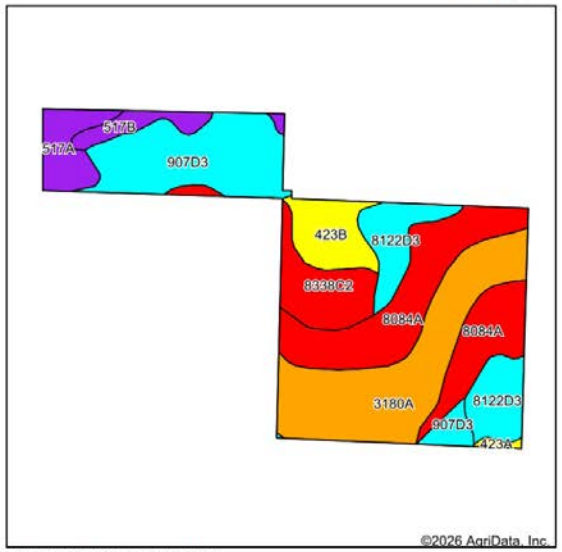
Terms: $20,000.00 Down Day of Sale on Each Tract of Real Estate
Balance Due in 30 Days ◆ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

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.




## Soils Map



State: **Illinois**
County: **St. Clair**
Location: **21-3S-7W**
Township: **Lenzburg**
Acres: **55.1**
Date: **2/16/2026**

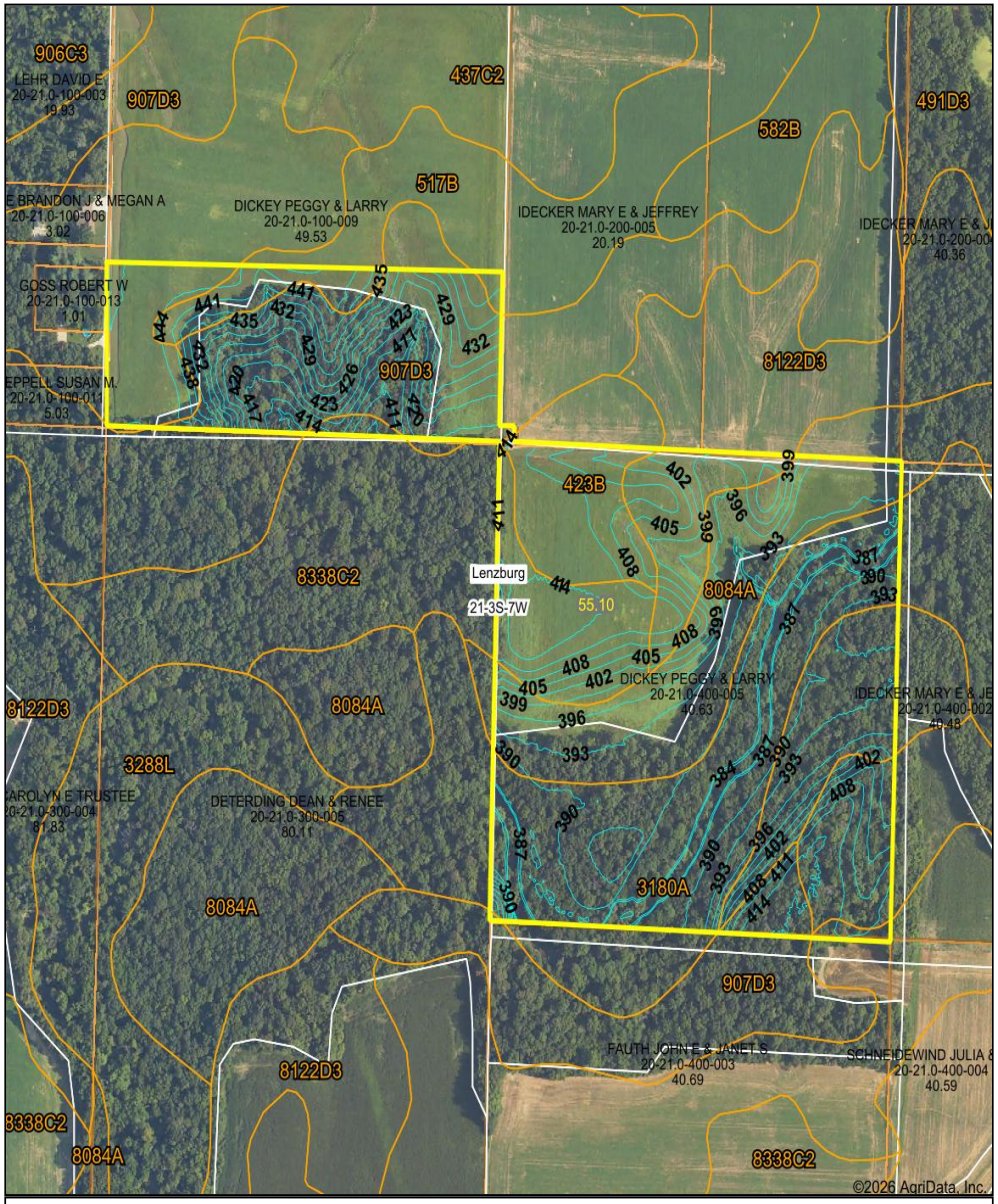
Maps Provided By surety CUSTOMIZED ONLINE MAPPING © AgriData, Inc. 2025 www.AgriDataInc.com

Soils data provided by USDA and NRCS.

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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8084A | Okaw silt loam, 0 to 2 percent slopes, occasionally flooded | 13.08 | 23.8% | | FAV | 129 | 42 | 55 | 66 | 0 | 4.00 | 96 | 55 |
| **3180A | Dupo silt loam, 0 to 2 percent slopes, frequently flooded | 12.96 | 23.5% | | FAV | **164 | **50 | **61 | **84 | 0 | **5.00 | **118 | 66 |
| **907D3 | Redbud-Colp silty clay loams, 10 to 18 percent slopes, severely eroded | 10.09 | 18.3% | | FAV | **107 | **33 | **44 | **21 | **50 | **3.00 | **79 | 40 |
| **8122D3 | Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded | 6.02 | 10.9% | | UNF | **89 | **28 | **37 | **47 | 0 | **3.00 | **65 | 37 |
| [illegible] | [illegible] loam, 5 to 10 percent slopes, eroded, occasionally flooded | [illegible] | [illegible] | | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] | [illegible] |
| **423B | Millstadt silt loam, 2 to 5 percent slopes | 3.55 | 6.4% | | FAV | **152 | **45 | **54 | 0 | **113 | **5.00 | **108 | 72 |
| 517A | Marine silt loam, 0 to 2 percent slopes | 2.83 | 5.1% | | FAV | 144 | 45 | 56 | 0 | 113 | 3.00 | 104 | 69 |
| **517B | Marine silt loam, 2 to 5 percent slopes | 1.77 | 3.2% | | FAV | **143 | **45 | **55 | 0 | **112 | **3.00 | **103 | 68 |
| 423A | Millstadt silt loam, 0 to 2 percent slopes | 0.25 | 0.5% | | FAV | 155 | 46 | 55 | 0 | 115 | 5.00 | 110 | 74 |
| | | | | | **Weighted Average** | **131.7** | **41.2** | **52.3** | **49.8** | **26.4** | **3.9** | **96.1** | ***n 54.4** |

# Topography Contours




**Source:** USGS 1 meter dem
**Interval(ft):** 3.0
**Min:** 381.1
**Max:** 447.3
**Range:** 66.2
**Average:** 406.3
**Standard Deviation:** 17.39 ft

0ft 472ft 943ft

2/16/2026

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

Boundary Center: 38° 15' 21.32, -89° 52' 50.33

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

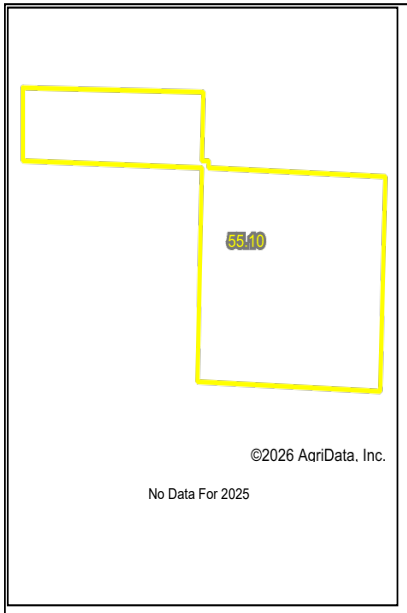
Field borders provided by Farm Service Agency as of 5/21/2008.

# 4 Year Crop History

Owner/Operator:
Address:
Address:
Phone:

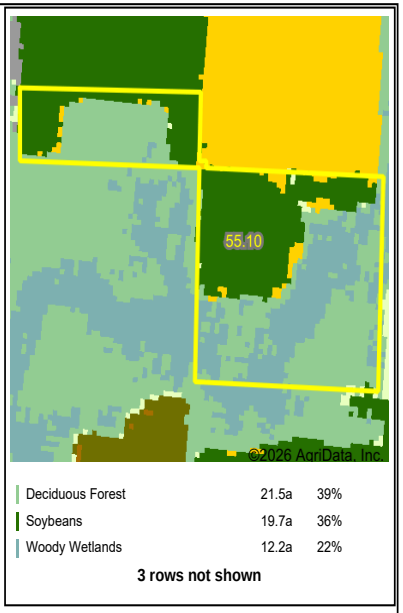
Date: 2/16/2026
Farm Name:
Field ID:
Acct. #:

Crop Year: 2025




No Data For 2025

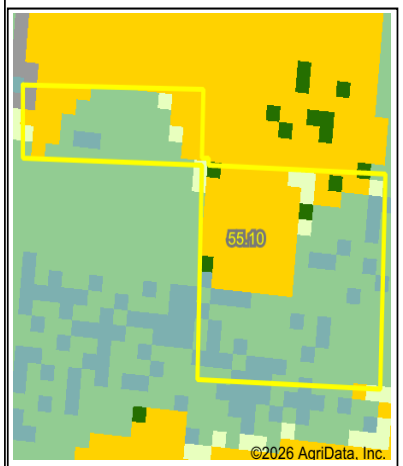
Crop Year: 2024




| | | |
|---|---|---|
| Deciduous Forest | 21.5a | 39% |
| Soybeans | 19.7a | 36% |
| Woody Wetlands | 12.2a | 22% |

**3 rows not shown**

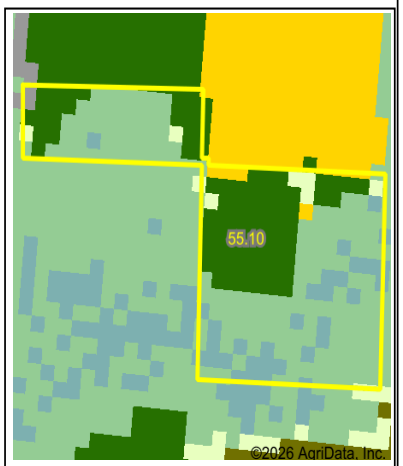
Crop Year: 2023




| | | |
|---|---|---|
| Deciduous Forest | 29.2a | 53% |
| Corn | 17.4a | 32% |
| Woody Wetlands | 7.1a | 13% |

**3 rows not shown**

Crop Year: 2022




| | | |
|---|---|---|
| Deciduous Forest | 30.4a | 55% |
| Soybeans | 17.1a | 31% |
| Woody Wetlands | 6.5a | 12% |

**2 rows not shown**

Boundary Center: 38° 15' 21.32, -89° 52' 50.33
State: IL County: St. Clair
Legal: 21-3S-7W Twnshp: Lenzburg

Maps Provided By surety CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2025 www.AgriDataInc.com

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