

ONLINE ONLY FARMLAND AUCTION

73.56± AC. SUMMERFIELD ST. JACOB ROAD, TRENTON, IL 62293

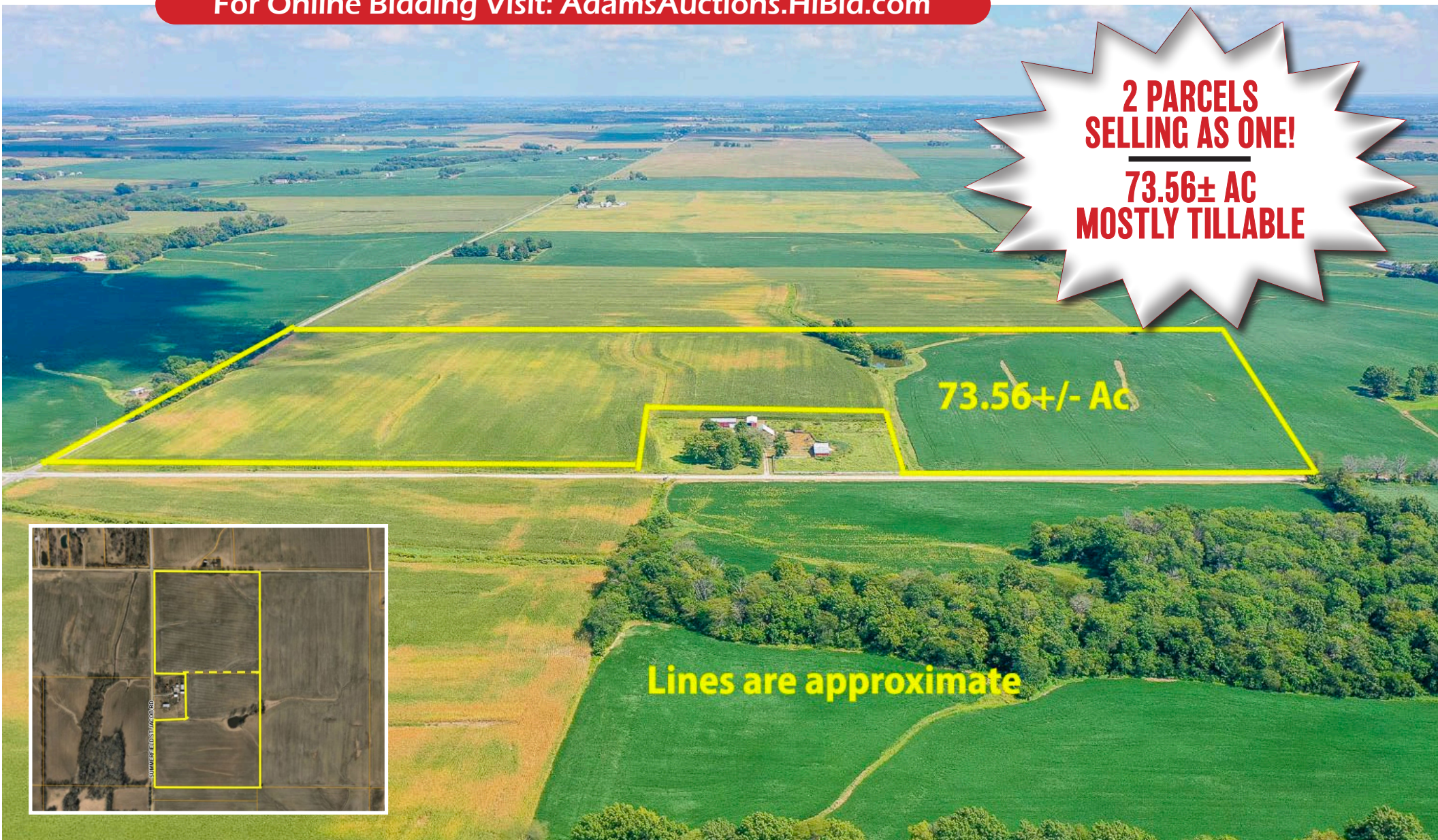
BIDDING CLOSES: 6PM ~ THURSDAY, NOVEMBER 14, 2024



618-234-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit: AdamsAuctions.HiBid.com

**2 PARCELS
SELLING AS ONE!**
**73.56± AC
MOSTLY TILLABLE**

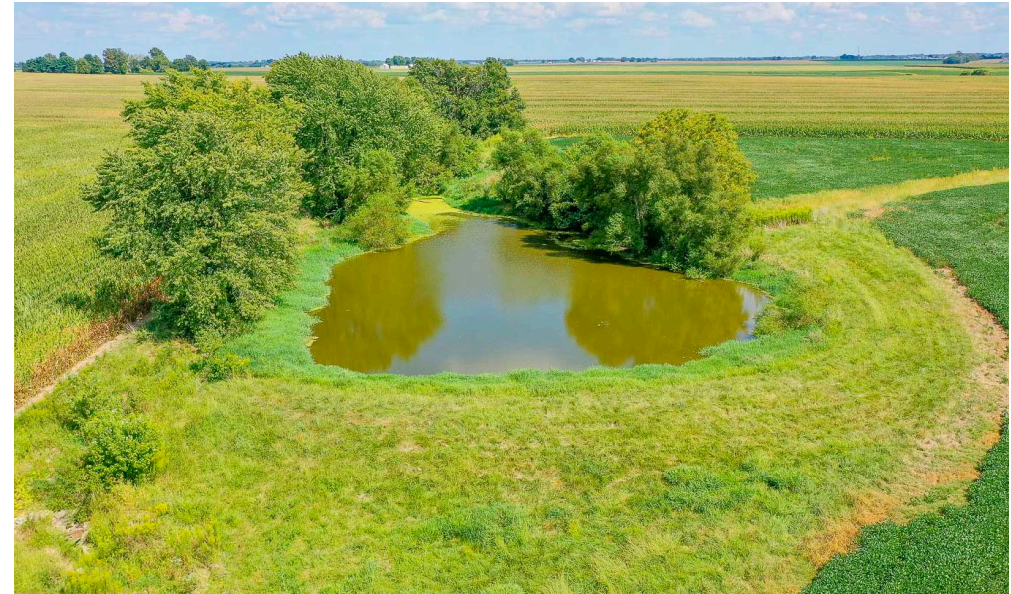
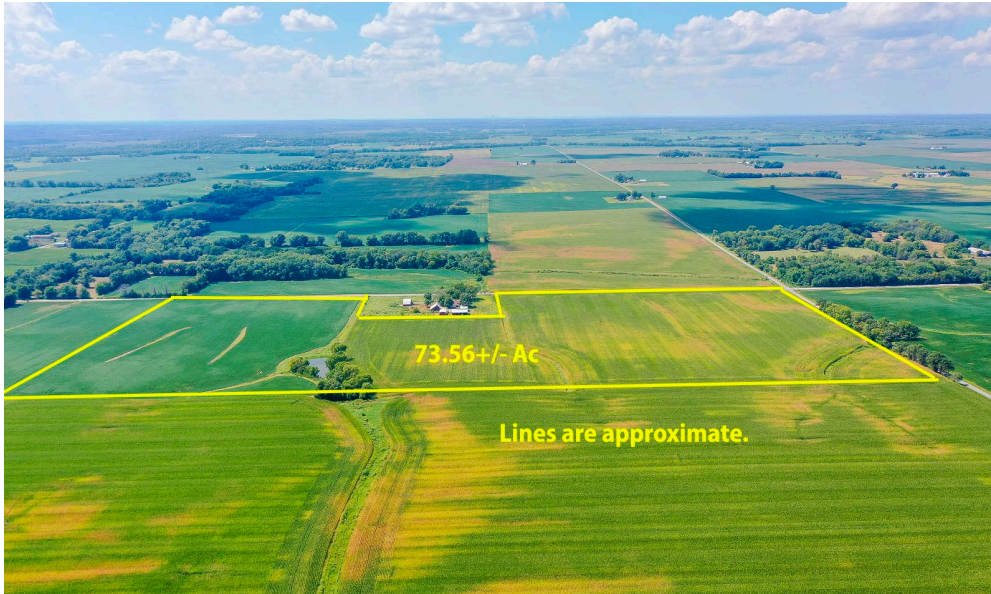


73.56+/- Ac

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



73.56± AC

TOTAL LOT SIZE

A - AGRICULTURAL

ZONING

\$1,610

TOTAL '23 TAXES

Great opportunity to start or expand a farming operation with these two parcels selling as one for a combined 73.56± acres in Trenton, IL! The property is located directly off Summerfield Jacob Road, has A-Agriculture Zoning, and lies within the St. Clair County Zoning Jurisdiction. This mostly level to gently rolling property has 70± tillable acres and a small half acre pond. Farming rights are available for the 2025 planting season. The property could also be developed for residential use with approval from St. Clair County. Do not let this great opportunity pass you by!

PARCEL NUMBERS

P.I.N	Tax Year	Amount	Size
05-15.0-200-006	2023	\$805	36.78± Ac.
05-15.0-200-005	2023	\$805	36.78± Ac.

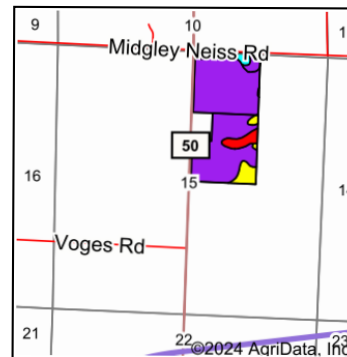
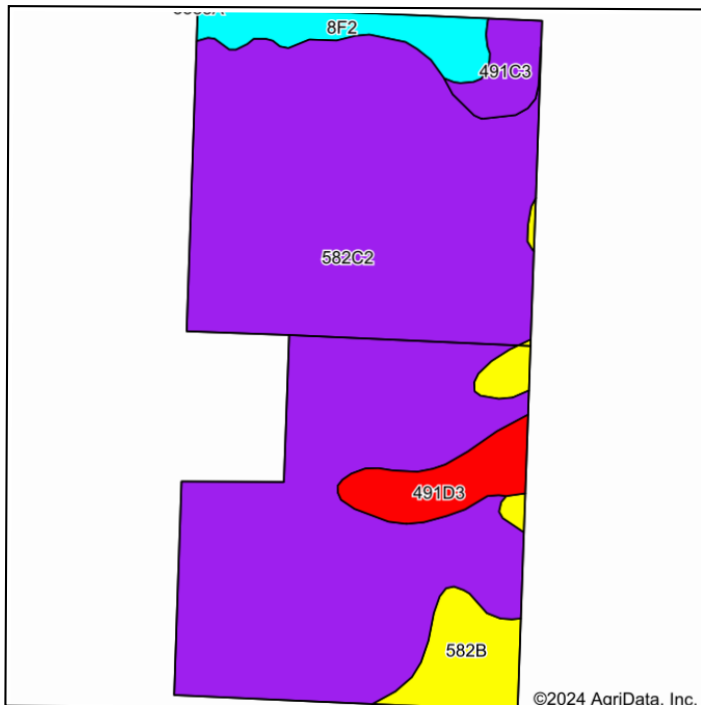
Terms: \$50,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 5% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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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.

Soils Map



State: **Illinois**
 County: **St. Clair**
 Location: **15-2N-6W**
 Township: **Lebanon**
 Acres: **72.87**
 Date: **9/12/2024**

Maps Provided By:

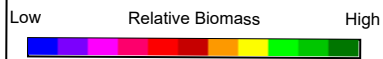
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 15													
Code	Soil Description	Acres	Percent of field	Il. 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
**582C2	Homen silt loam, 5 to 10 percent slopes, eroded	59.60	81.9%		FAV	**140	**44	**52	0	**106	**3.50	**101	64
**582B	Homen silt loam, 2 to 5 percent slopes	4.54	6.2%		FAV	**149	**47	**55	0	**113	**3.80	**108	73
**8F2	Hickory silt loam, 18 to 35 percent slopes, eroded	3.53	4.8%		FAV	**82	**28	**34	**38	0	**2.70	**63	10
**491D3	Ruma silty clay loam, 10 to 18 percent slopes, severely eroded	3.27	4.5%		FAV	**126	**38	**47	0	**96	**3.90	**91	54
**491C3	Ruma silty clay loam, 5 to 10 percent slopes, severely eroded	1.93	2.6%		FAV	**138	**41	**51	0	**104	**4.20	**99	60

Hillshade Maximum NDVI 2023



Crop: Soybeans - 66%
Corn - 33%

*USDA CropScape

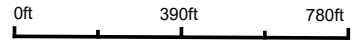
Elevation Min: 456.8

Max: 491.7

Range: 34.9

Average: 473.7

Standard Deviation: 9.32 ft



9/12/2024

15-2N-6W
St. Clair County
Illinois

Boundary Center:

38° 37' 21.28, -89° 44' 58.49



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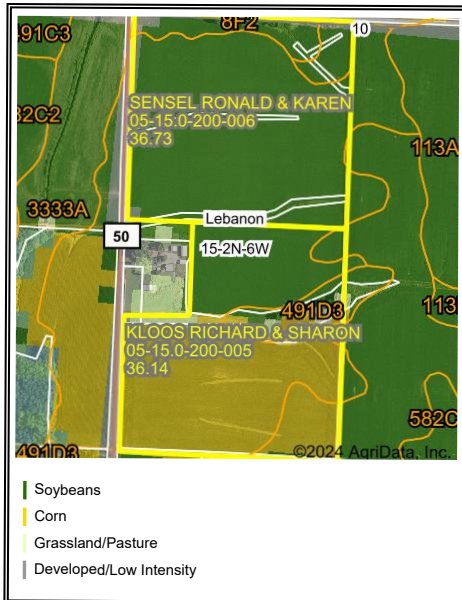
Field borders provided by Farm Service Agency as of 5/21/2008.

4 Year Crop History

Owner/Operator: Date: 9/12/2024
 Address: Farm Name:
 Address: Field ID:
 Phone: Acct. #:

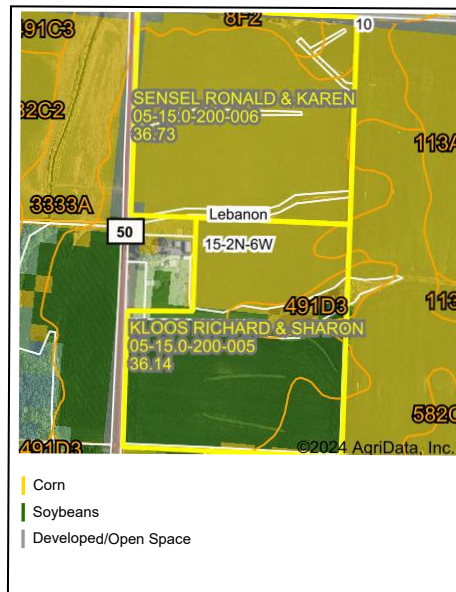
Crop Year:

Crop Year:



Crop Year:

Crop Year:



Boundary Center: 38° 37' 21.28", -89° 44' 58.49
 State: IL County: St. Clair
 Legal: 15-2N-6W Twnshp: Lebanon



Maps Provided By: **surety**
 CUSTOMIZED ONLINE MAPPING
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Field borders provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.