

# ONLINE ONLY FARMLAND AUCTION

103± AC BALDWIN ROAD, NEW ATHENS, IL 62264



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**BIDDING CLOSES: 5PM ~ WEDNESDAY, DECEMBER 4, 2024**

**VIEWING: SUNDAY, DECEMBER 1 ~ 12-2PM**

**For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)**

**103± AC PARCEL**

**84.7± TILLABLE  
ACRES**

**18.3± AC WOODS**



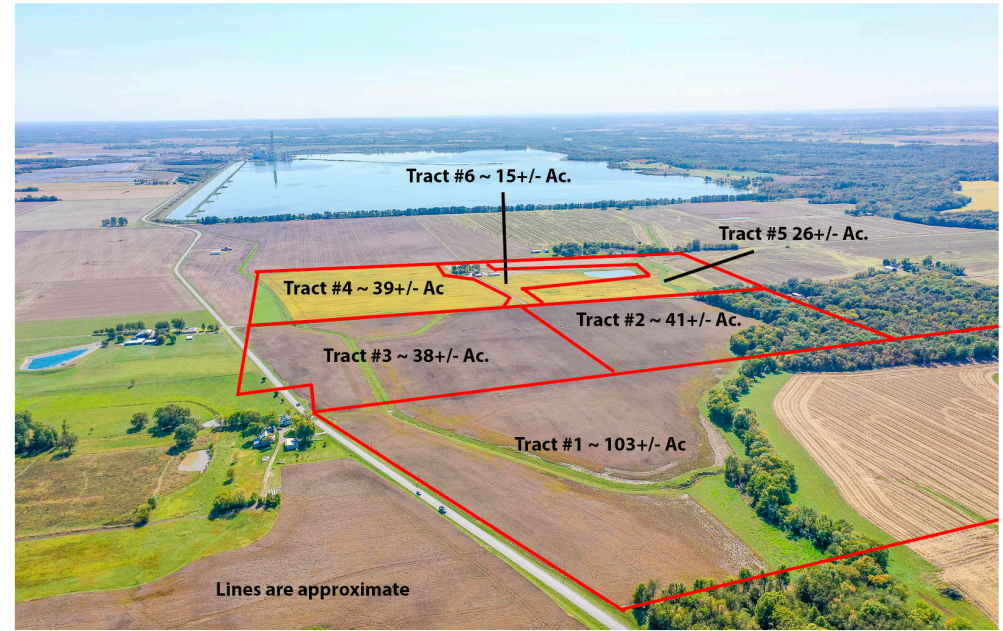
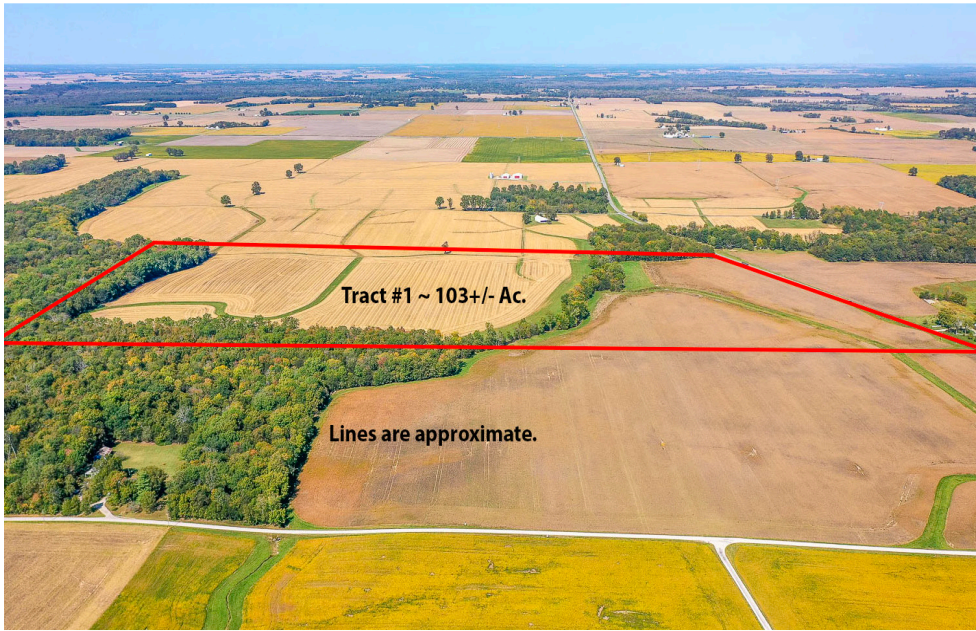
Lines are approximate

Tract #1 ~ 103+/- Ac.





# GENERAL INFORMATION & AUCTION TERMS



**103± AC**  
TOTAL LOT SIZE

**A - AGRICULTURE**  
ZONING

**\$1,814**  
TOTAL '23 TAXES

These 103± acres of both tillable and recreational land in New Athens, IL offer income generation potential in a farming operation, the potential for harvesting mature lumber, and/or hunting leases! Spring 2025 planting season is available to the new owner. The property is accessed directly off Baldwin Road and is in the St. Clair County Zoning jurisdiction mere minutes from Baldwin Lake. This property is currently Zoned A-Agriculture. These 103± acres also offer a multitude of home site possibilities for building your dream home. This property would be best suited for private water/sewer should you decide to build. Two Parcels selling as one!

## PARCEL NUMBERS

P.I.N	Size	Amount
20-22.0-400-013	22.4± Ac.	\$395
20-22.0-300-002	80.6±	\$1,419

Terms: \$25,000 Down Day of Sale on 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.

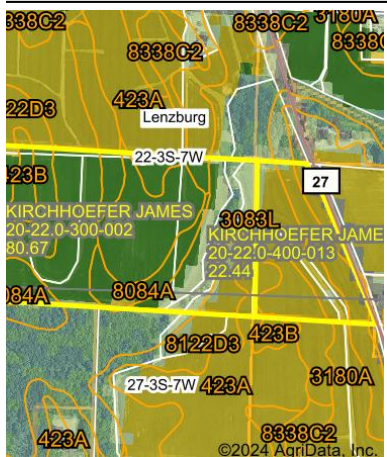


# Crop History

Owner/Operator: \_\_\_\_\_ Date: 11/12/2024  
 Address: \_\_\_\_\_ Farm Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Field ID: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Acct. #: \_\_\_\_\_

Crop Year: 2023

Crop Year: 2022

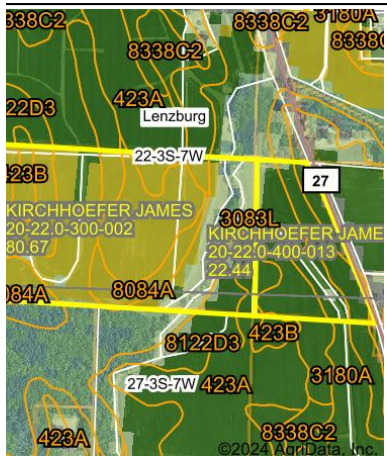


ins

ind/Pasture

3 rows not shown

Crop Year: 2021



ans

and/Pasture

2 rows not shown



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4 rows not shown

Crop Year: 2020



ans

and/Pasture

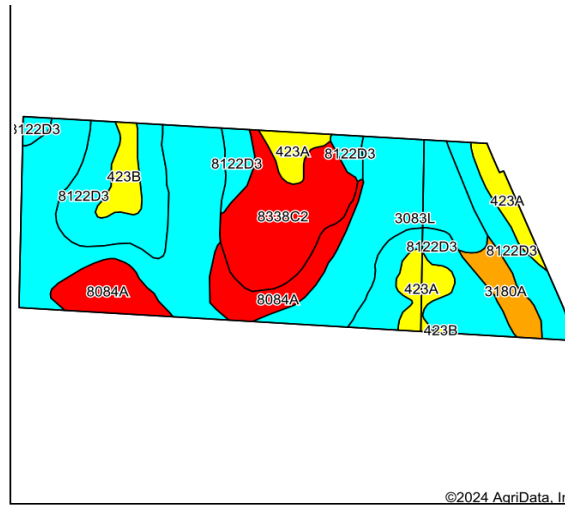
3 rows not shown

ary Center: 38° 15' 5.27, -89° 51' 53.51

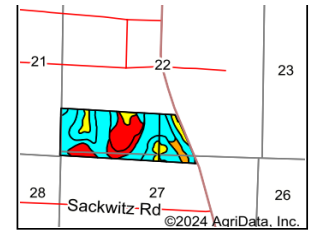
tate: IL County: St. Clair

gical: 22-3S-7W Twnshp: Lenzburg

Map provided by Farm Service Agency as of 5/21/2008. Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer.



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State: Illinois  
 County: St. Clair  
 Location: 22-3S-7W  
 Township: Lenzburg  
 Acres: 103.11  
 Date: 11/12/2024



Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 17													
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
**3083L	Wabash silty clay, 0 to 2 percent slopes, frequently flooded, long duration	38.89	37.6%		FAV	**78	**26	**30	**37	0	**2.40	**58	44
**8122D3	Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded	27.59	26.8%		UNF	**89	**28	**37	**47	0	**2.90	**65	37
**8338C2	Hurst silty clay loam, 5 to 10 percent slopes, eroded, occasionally flooded	13.29	12.9%		UNF	**129	**42	**53	**65	0	**3.90	**96	46
8084A	Okaw silt loam, 0 to 2 percent slopes, occasionally flooded	9.85	9.6%		FAV	129	42	55	66	0	3.80	96	55
423A	Millstadt silt loam, 0 to 2 percent slopes	7.59	7.4%		FAV	155	46	55	0	115	5.00	110	74
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequently flooded	3.17	3.1%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
**423B	Millstadt silt loam, 2 to 5 percent slopes	2.73	2.6%		FAV	**152	**45	**54	0	**113	**4.90	**108	72
<b>Weighted Average</b>						<b>102.7</b>	<b>32.8</b>	<b>40.7</b>	<b>43.8</b>	<b>11.5</b>	<b>3.2</b>	<b>75.4</b>	<b>*n 47.1</b>

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://efotg.sc.gov.usda.gov/#/state/IL/documents/section=2&folder=52809>

\*\* 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 "0".

c Soils in the northern region or in both regions were not rated for grain sorghum and are shown with a zero "0".

e Soils in the well drained group were not rated for grass-legume and are shown with a zero "0".

\*n: The aggregation method is "Weighted Average using all components"



