

ONLINE ONLY FARMLAND AUCTION

103± AC BALDWIN ROAD, NEW ATHENS, IL 62264

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

BIDDING CLOSES: 5PM ~ THURSDAY, JANUARY 23, 2025

VIEWING: SUNDAY, JANUARY 19 ~ 2:30-4:30PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

103.14± AC PARCEL

**84.84± TILLABLE
ACRES**

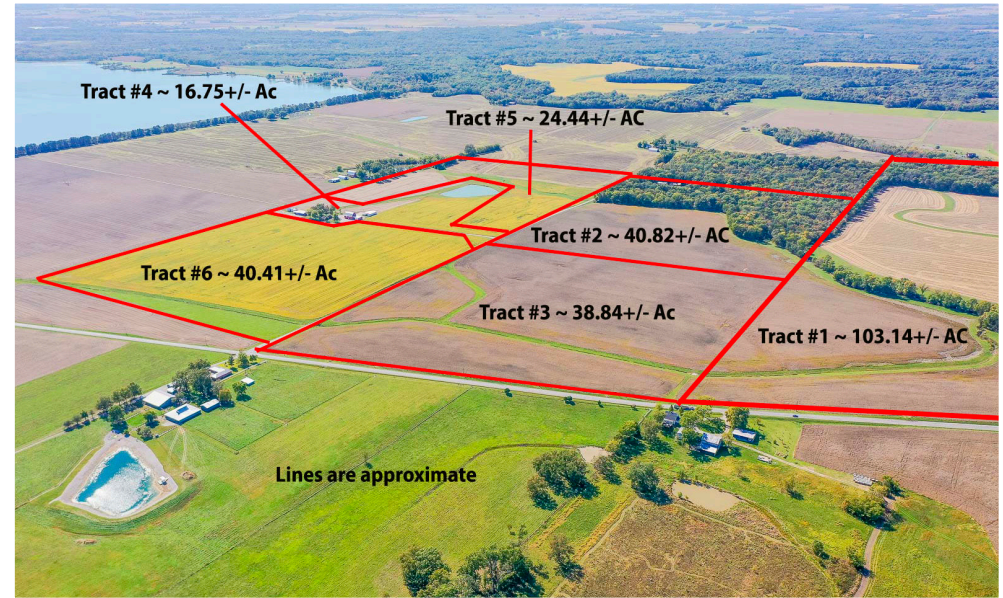
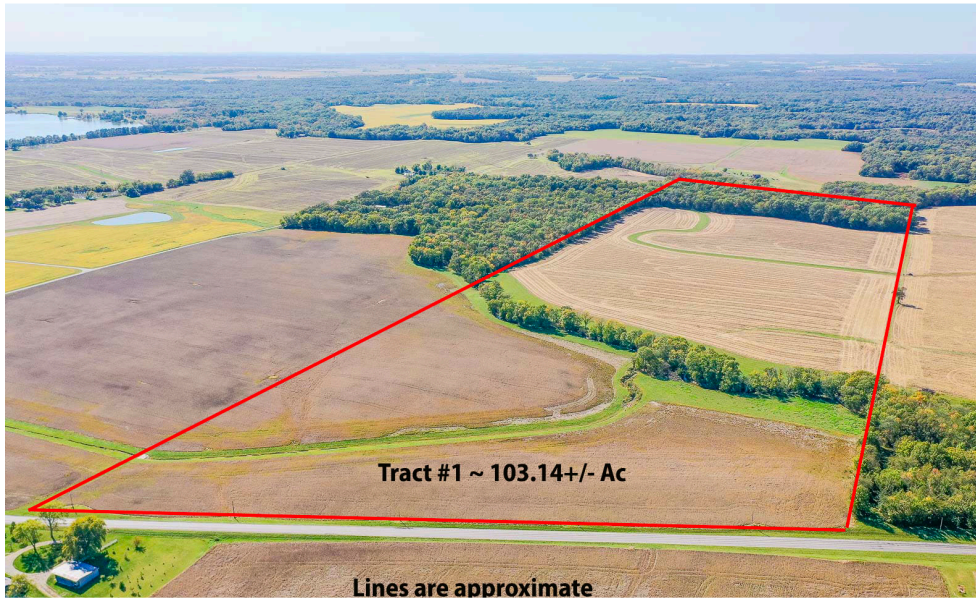
18.3± AC WOODS

Tract #1 ~ 103.14+/- AC

Lines are approximate.



GENERAL INFORMATION & AUCTION TERMS



103.14± AC

TOTAL LOT SIZE

A - AGRICULTURE

ZONING

\$1,814

TOTAL '23 TAXES

These 103.14± 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 103.14± 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.

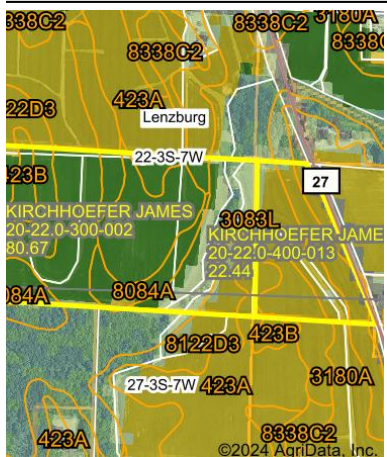


Crop History

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

Crop Year: 2023

Crop Year: 2022

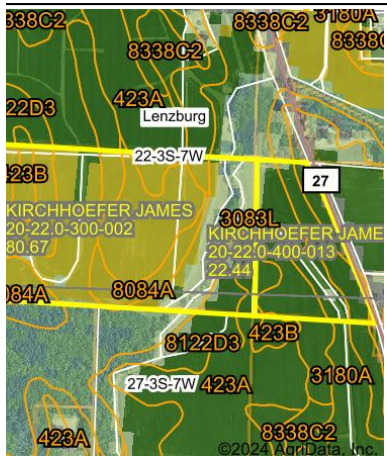


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ind/Pasture

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

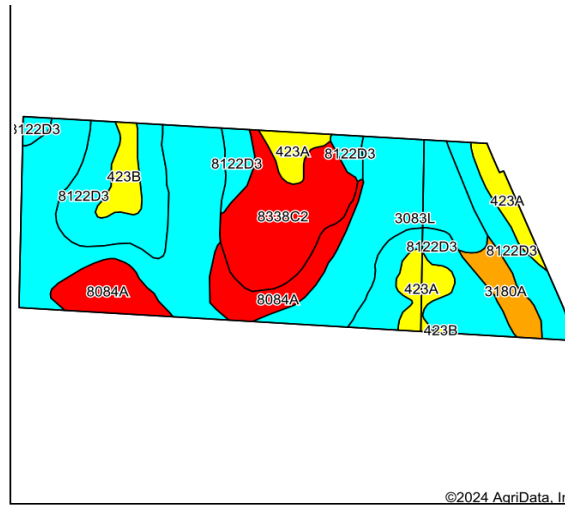
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ary Center: 38° 15' 5.27, -89° 51' 53.51

tate: IL County: St. Clair

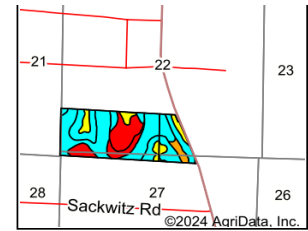
gical: 22-3S-7W Twnshp: Lenzburg

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



Soils data provided by USDA and NRCS.

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



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
Weighted Average						102.7	32.8	40.7	43.8	11.5	3.2	75.4	*n 47.1

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

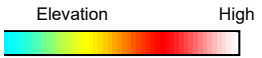
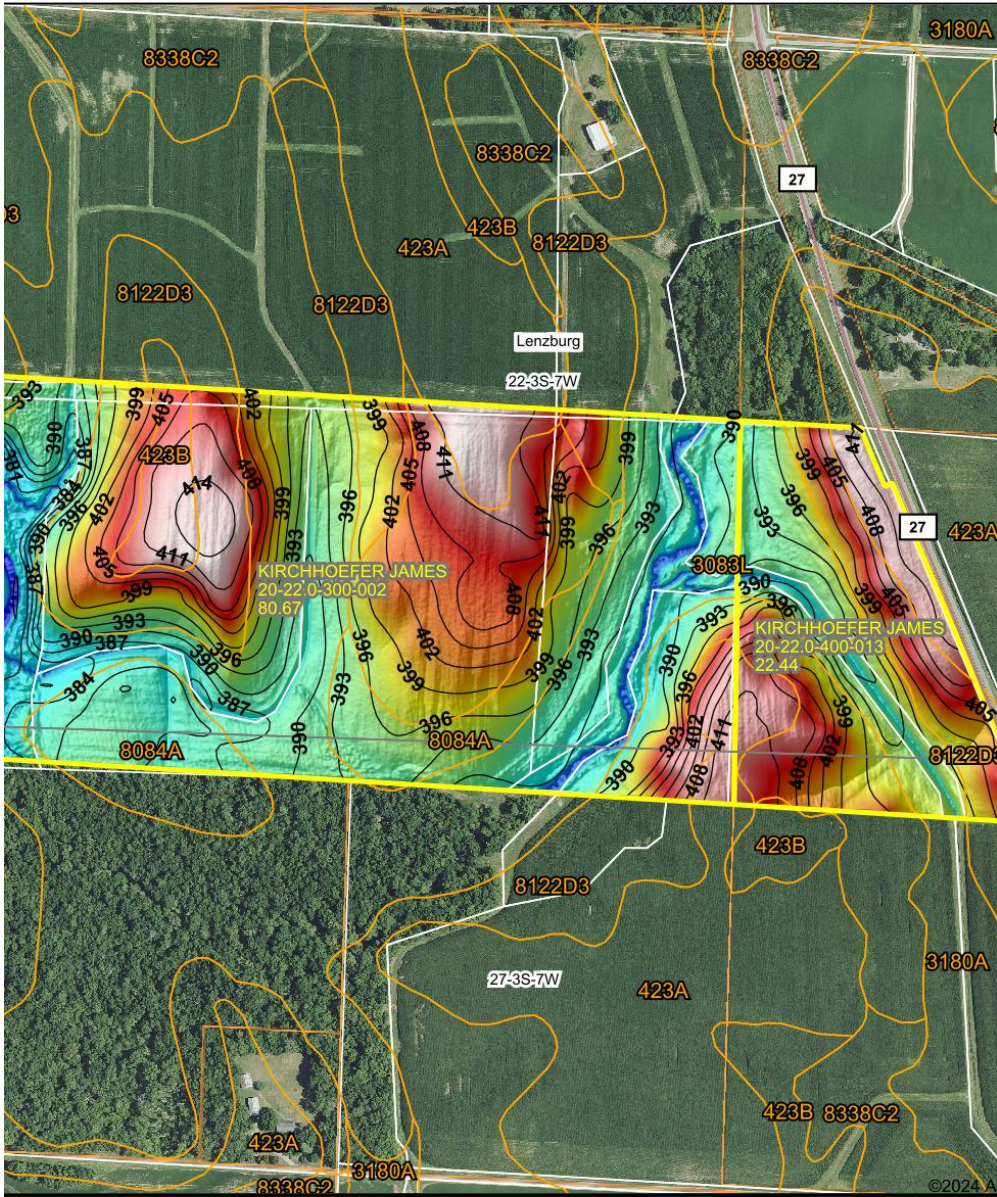
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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"

Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 3
 Min: 383.4
 Max: 414.8
 Range: 31.4
 Average: 399.5
 Standard Deviation: 7.35 ft

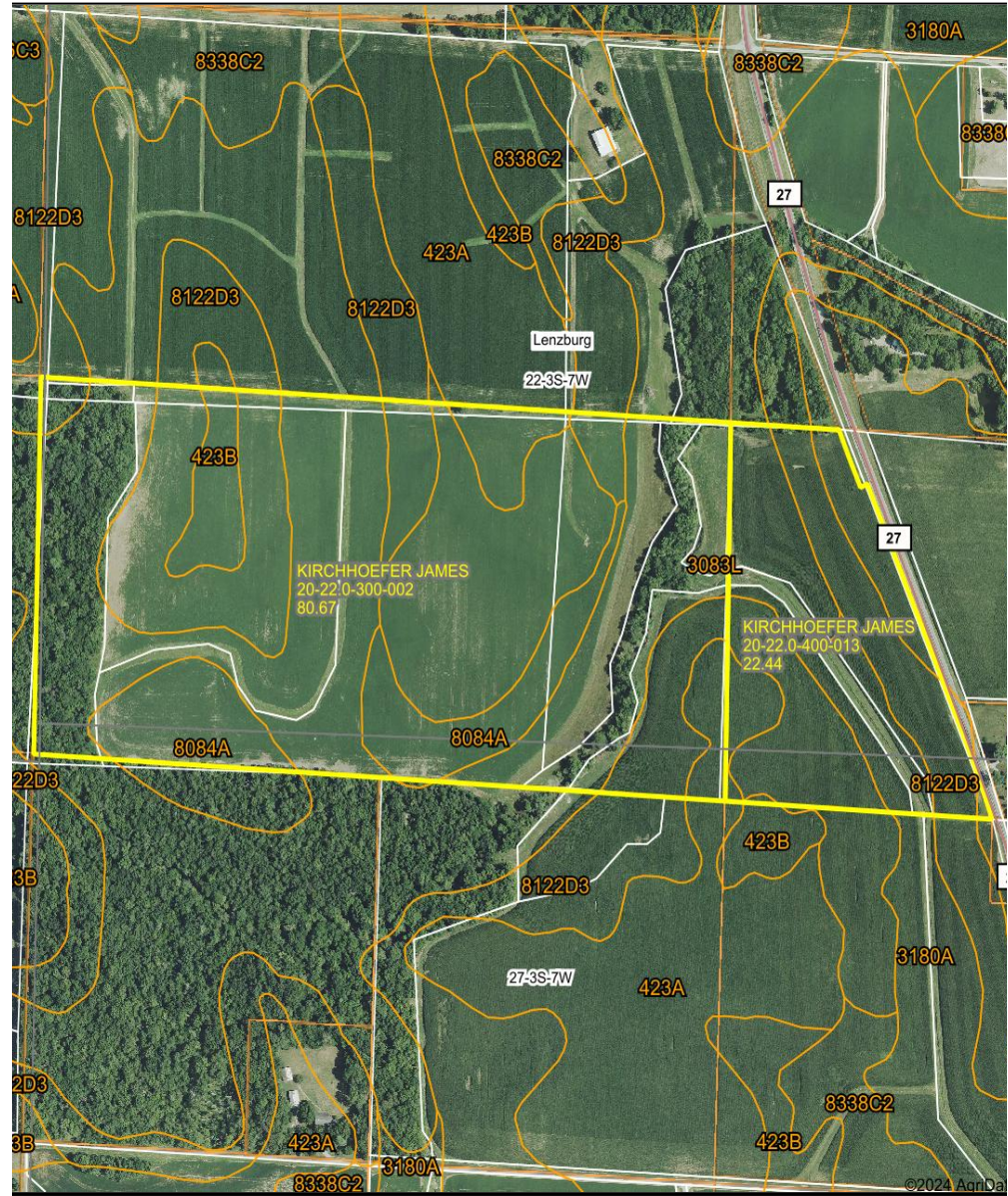


22-3S-7W
 St. Clair Co
 Illinois

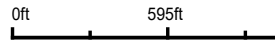
Boundary Center: 38° 15' 5.27, -89° 51' 53.51

Created By: **surety**
 CUSTOMIZED ONLINE MAPPING
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 provided by Farm Service Agency as of 5/21/2008.

Aerial Map



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



22-3S-7W
 St. Clair County
 Illinois

11/12/2024



Map Provided By: **surety**
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 boundaries provided by Farm Service Agency as of 5/21/2008.