

ONLINE ONLY FARMLAND AUCTION

41± AC SACKWITZ ROAD, NEW ATHENS, IL 62264

Adam's
Auction & Real Estate Services, Inc.

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

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

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

For Online Bidding Visit: AdamsAuctions.HiBid.com

41± AC PARCEL

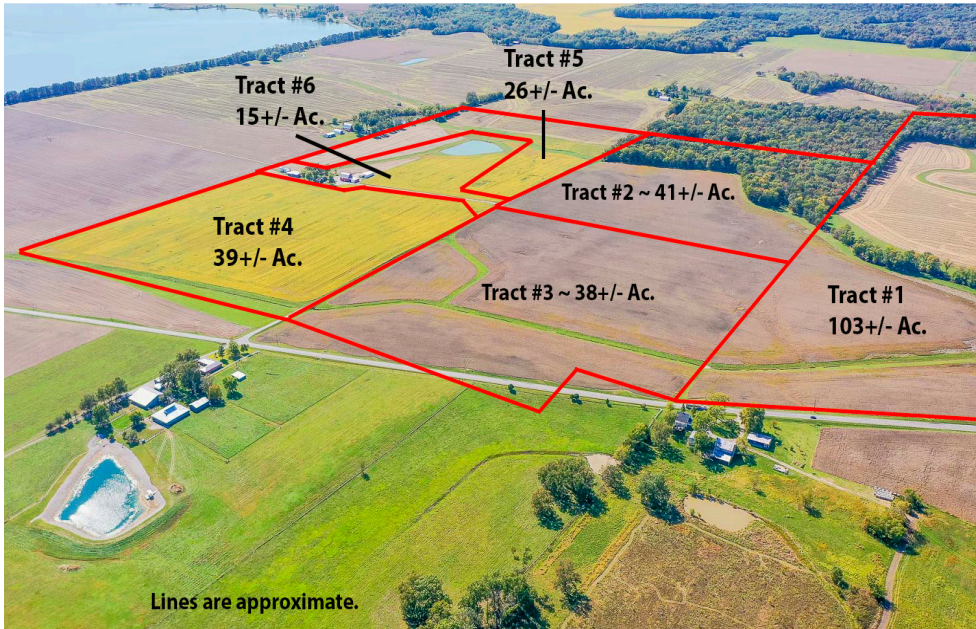
**30.8± TILLABLE
ACRES**

10.2± AC WOODS

Tract # 2 ~ 41+/- Ac.

Lines are approximate

GENERAL INFORMATION & AUCTION TERMS



41± AC
TOTAL LOT SIZE

A - AGRICULTURE
ZONING

\$742
TOTAL '23 TAXES

These 41± 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 Sackwitz Road and is in the St. Clair County Zoning jurisdiction. This property is currently Zoned A-Agriculture. These 41± acres 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.

PARCEL NUMBERS

P.I.N	Size	Amount
20-27.0-100-002	41± Ac.	\$742

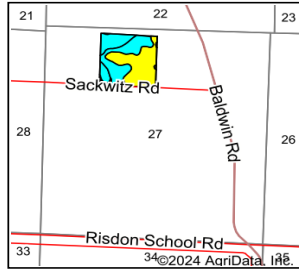
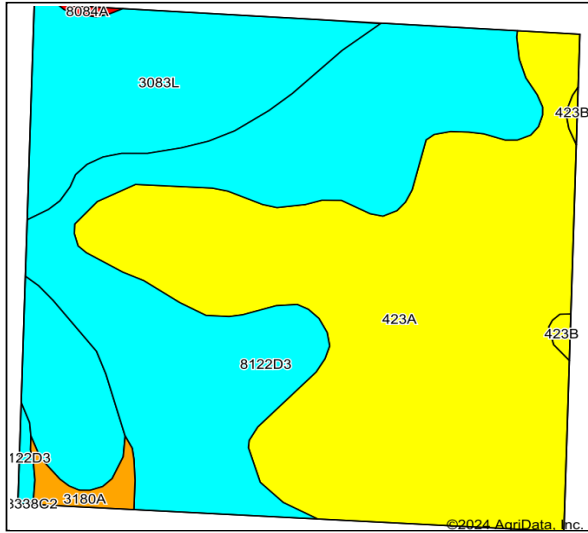
Terms: \$25,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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.

Soils Map



State: **Illinois**
 County: **St. Clair**
 Location: **27-3S-7W**
 Township: **Lenzburg**
 Acres: **41.05**
 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	Sorghum c Bu/A	Grass-legume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	18.88	46.1%		FAV	155	46	55	0	115	5.00	110	74
**8122D3	Colp silty clay loam, 10 to 18 percent slopes, severely eroded, occasionally flooded	13.35	32.5%		UNF	**89	**28	**37	**47	0	**2.90	**65	37
**3083L	Wabash silty clay, 0 to 2 percent slopes, frequently flooded, long duration	8.09	19.7%		FAV	**78	**26	**30	**37	0	**2.40	**58	44
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequent	0.51	1.2%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
**423B	Millstadt silt loam, 2 to 5 percent slopes	0.16	0.4%		FAV	**152	**45	**54	0	**113	**4.90	**108	72
8084A	Okaw silt loam, 0 to 2 percent slopes, occasionally flooded	0.06	0.1%		FAV	129	42	55	66	0	3.80	96	55
Weighted Average						118.4	36.2	44.3	23.7	53.3	3.8	85.2	*n 55.9

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.egov.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

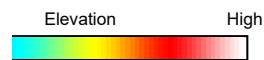
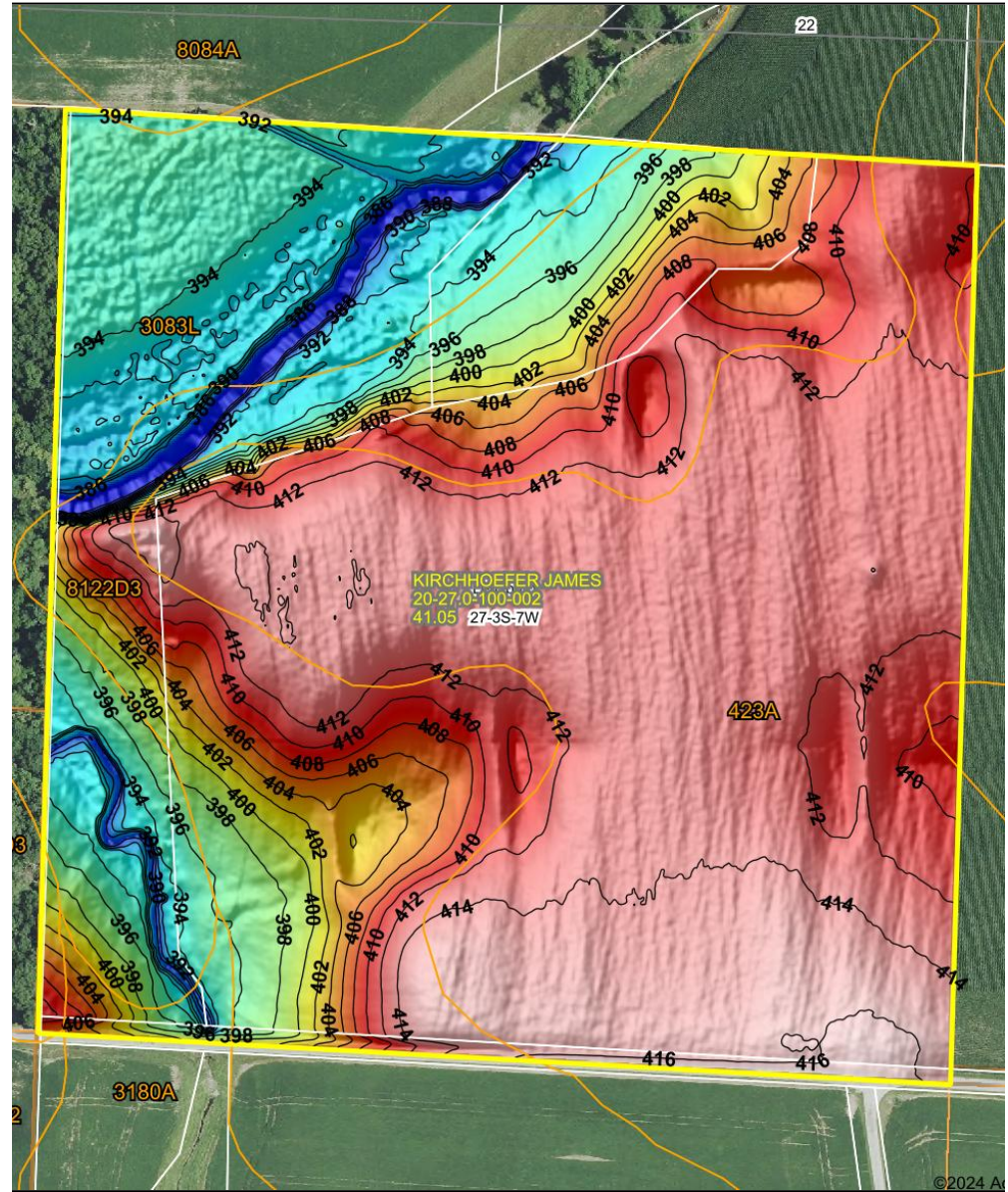
b Soils in the southern region were not rated for oats and are shown with a zero "0".

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 1 meter dem

Interval(ft): 2

Min: 384.5

Max: 417.6

Range: 33.1

Average: 406.2

Standard Deviation: 8.73 ft

0ft 247ft



27-3S-7W
St. Clair Co
Illinois

Boundary Center: 38° 14' 52.08, -89°

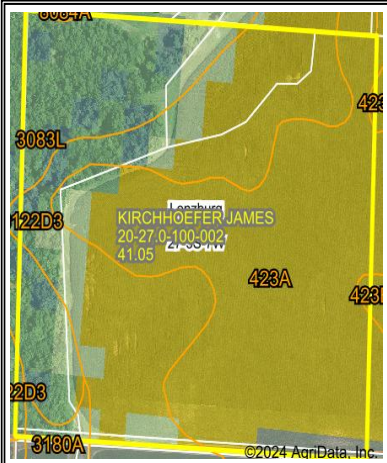


4 Year Crop History

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

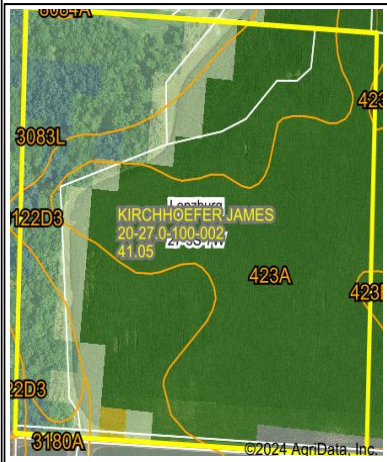
Crop Year:

Crop Year:

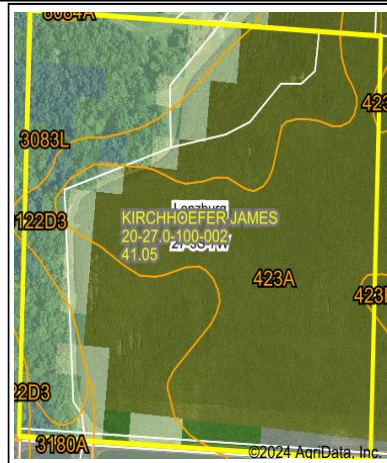


- Corn
- Deciduous Forest
- Grassland/Pasture
- Woody Wetlands

Crop Year:

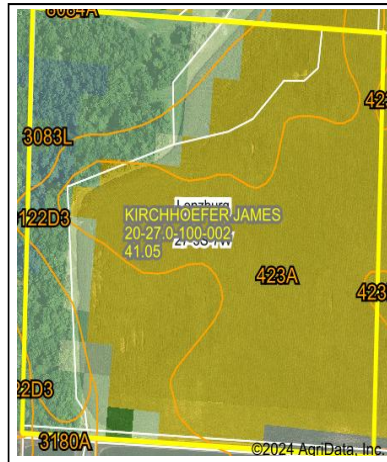


- Soybeans
- Deciduous Forest
- Grassland/Pasture
- Woody Wetlands



- Dbl Crop WinWht/Soybeans
- Deciduous Forest
- Grassland/Pasture
- Woody Wetlands

Crop Year:



- Corn
 - Deciduous Forest
 - Grassland/Pasture
- 2 rows not shown**

Boundary Center: 38° 14' 52.08, -89° 51' 51.51

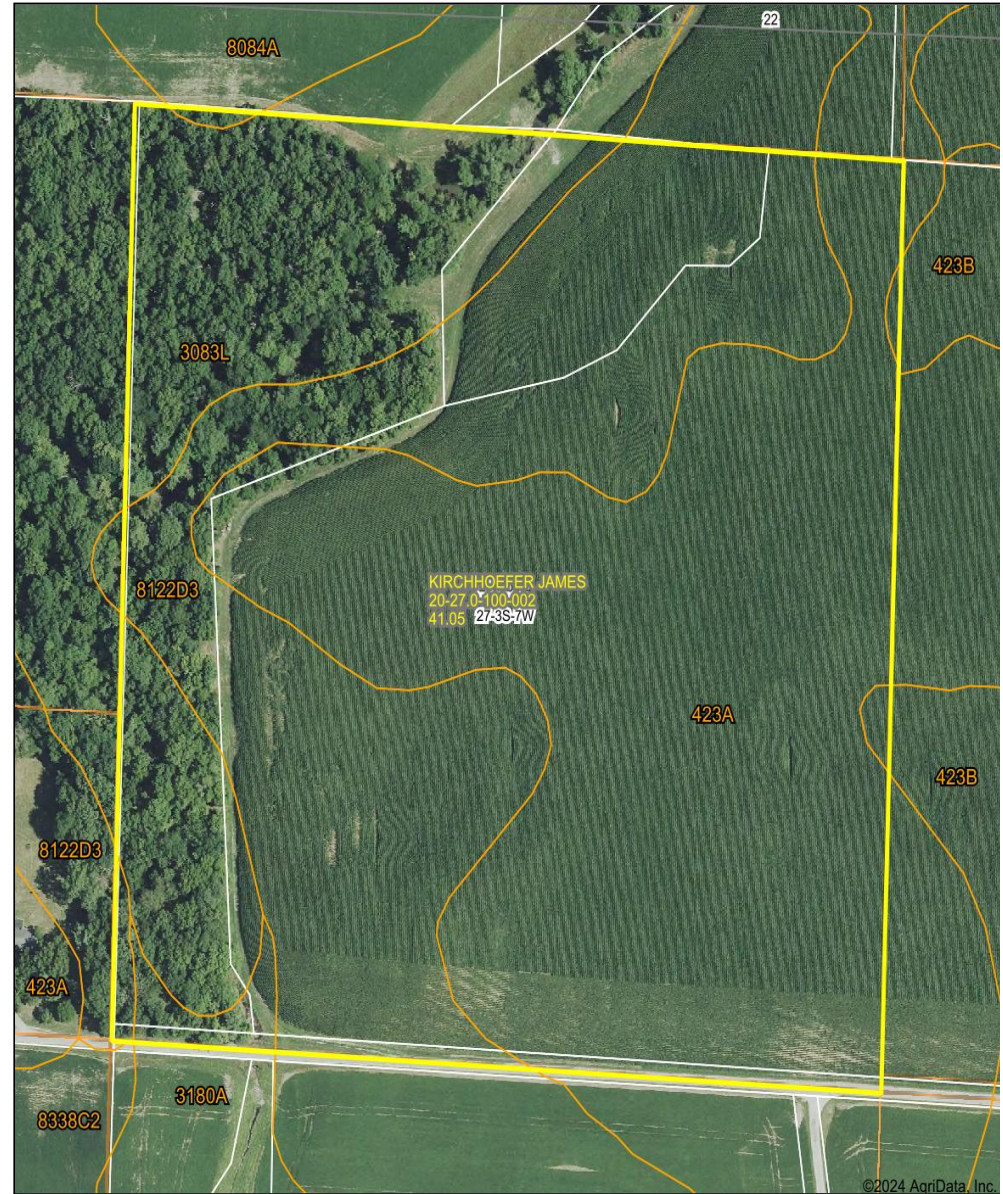
State: IL County: St. Clair

Legal: 27-3S-7W Twnshp: Lenzburg

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



Aerial Map



Map Center: 38° 14' 52.08, -89° 51' 51.51

0ft 244ft 489ft

27-3S-7W
St. Clair County
Illinois



11/12/2024



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