

Professional Real Estate Auctions By:

Adam's
Auction & Real Estate Services, Inc.

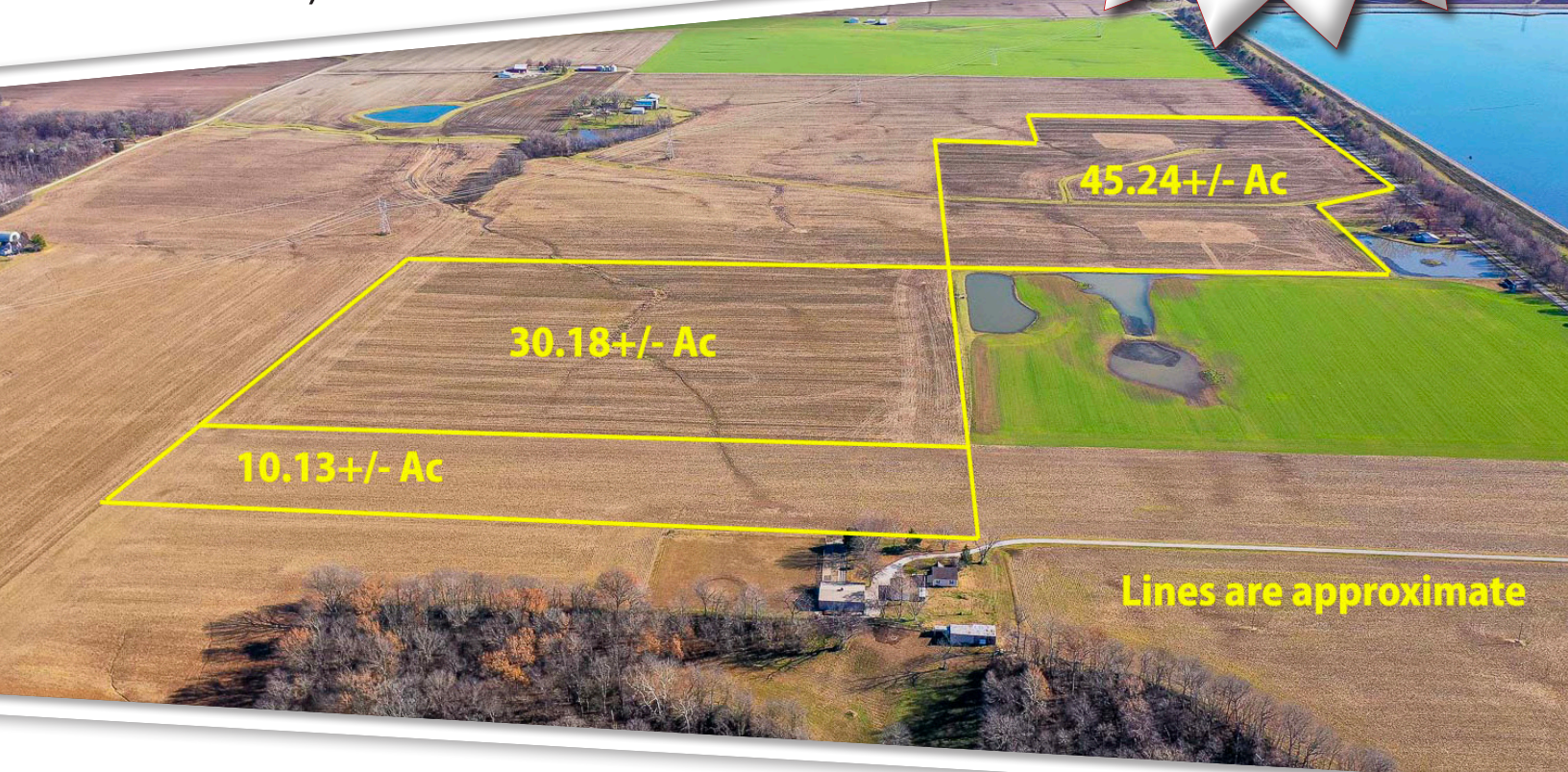
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

For Online Bidding Visit:
www.AdamsAuctions.hibid.com

**82.6±
TILLABLE ACRES
AVAILABLE**

CASH RENT FARMLAND AUCTION

**82.6± Tillable Ac. Risdon School Road
New Athens, IL 62264**



Bidding Closes: 5PM ~ Thu., January 30, 2025

Attention Farmers! Start or expand your operation with these 85.5+/- acres in New Athens, IL located off of Risdon School Road. A 2 year contract for farming rights will be for 2025-2026 ending on December 31st 2026. Opening bid will be \$150/acre per year. Payment due in full March 1st of each year. Terms: 10% Buyers Premium per year. \$5,000 Cash Rent Deposit is required within 24 hours of auctions end. Balance of 2025 cash rent will be due March 1, 2025. The highest bidder will be required to sign a contract. ** No Real Estate is being sold. **

County: St. Clair ♦ Parcel Numbers: 20-28.0-400-020; 20-27.0-300-010; 20-27.0-300-012

Terms: \$5,000 Down Day of Sale

10% Buyers Premium Per Year

List subject to change without notice

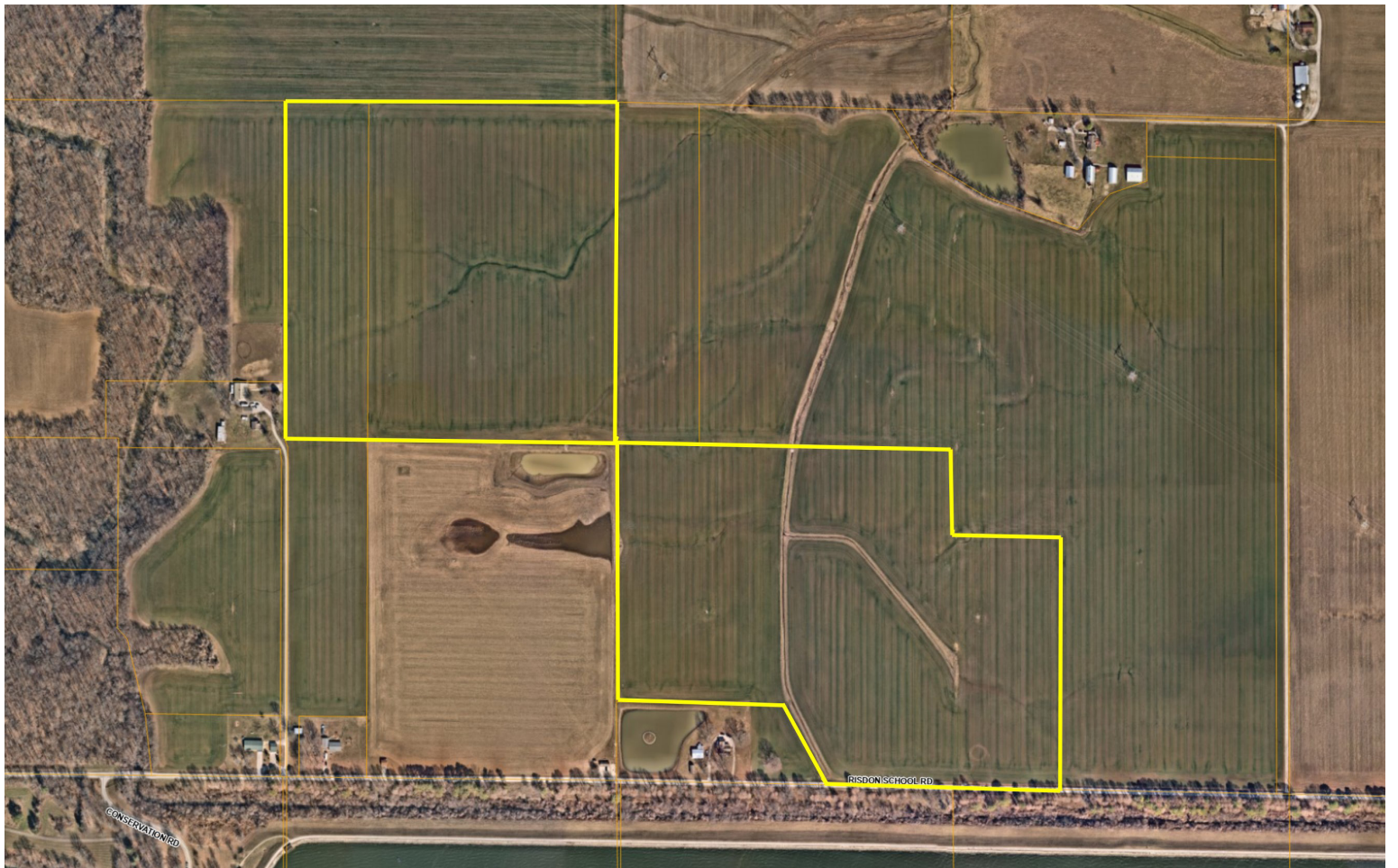
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

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.



4 Year Crop History

Owner/Operator:

Date: 12/4/2024

Address:

Farm Name:

Address:

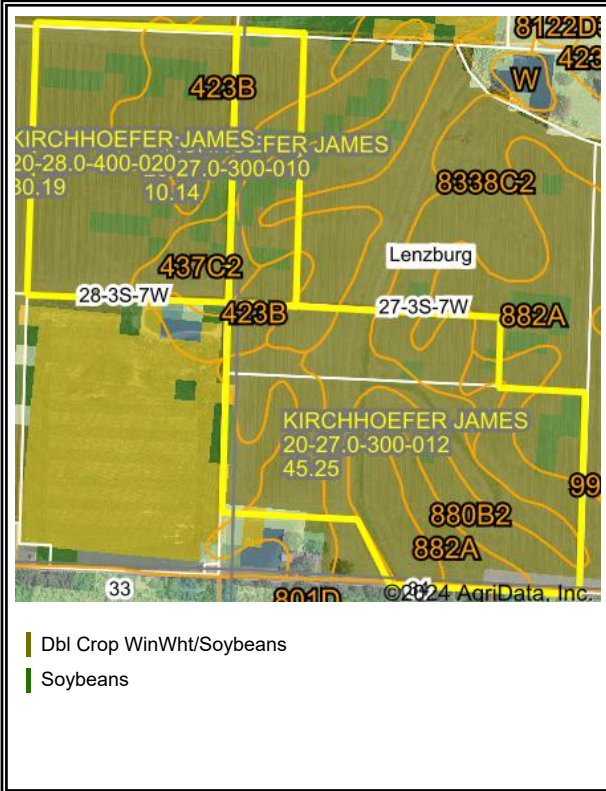
Field ID:

Phone:

Acct. #:

Crop Year:

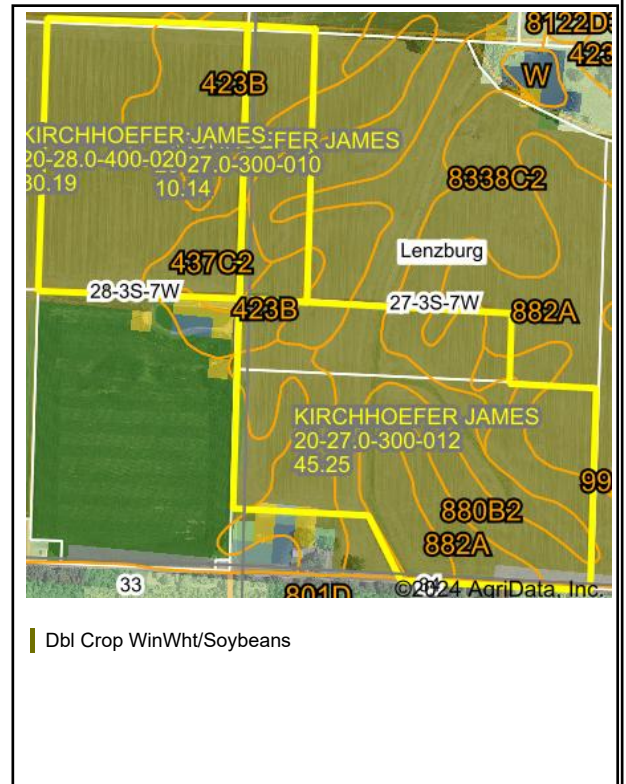
Crop Year:



Crop Year:



Crop Year:



Boundary Center: 38° 14' 19.47, -89° 52' 11.67

State: IL

County: St. Clair

Legal: 27-3S-7W

Township: Lenzburg



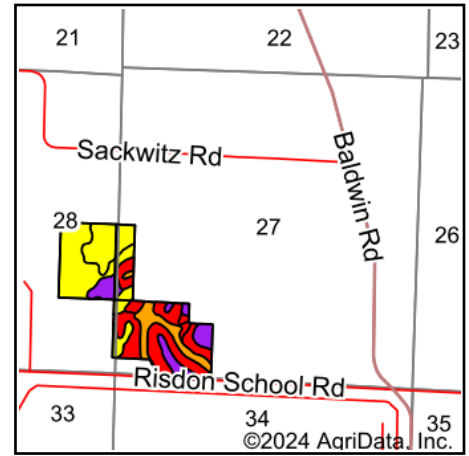
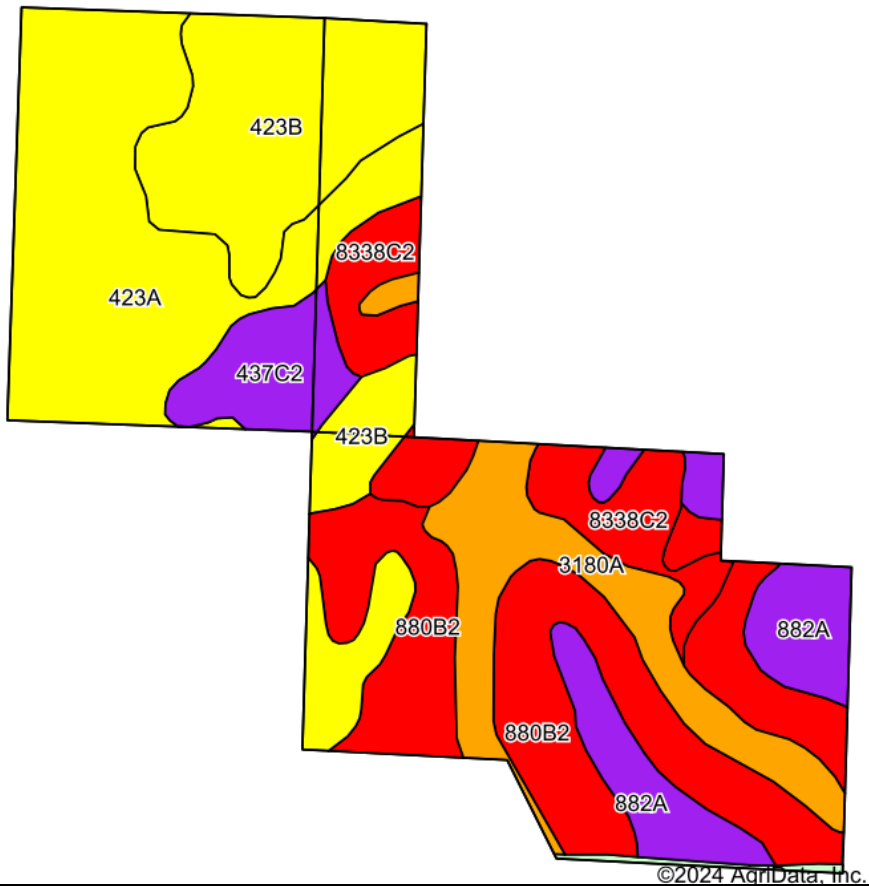
Maps Provided By:



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Soils Map



State: **Illinois**
 County: **St. Clair**
 Location: **27-3S-7W**
 Township: **Lenzburg**
 Acres: **85.58**
 Date: **12/4/2024**

Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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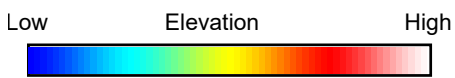
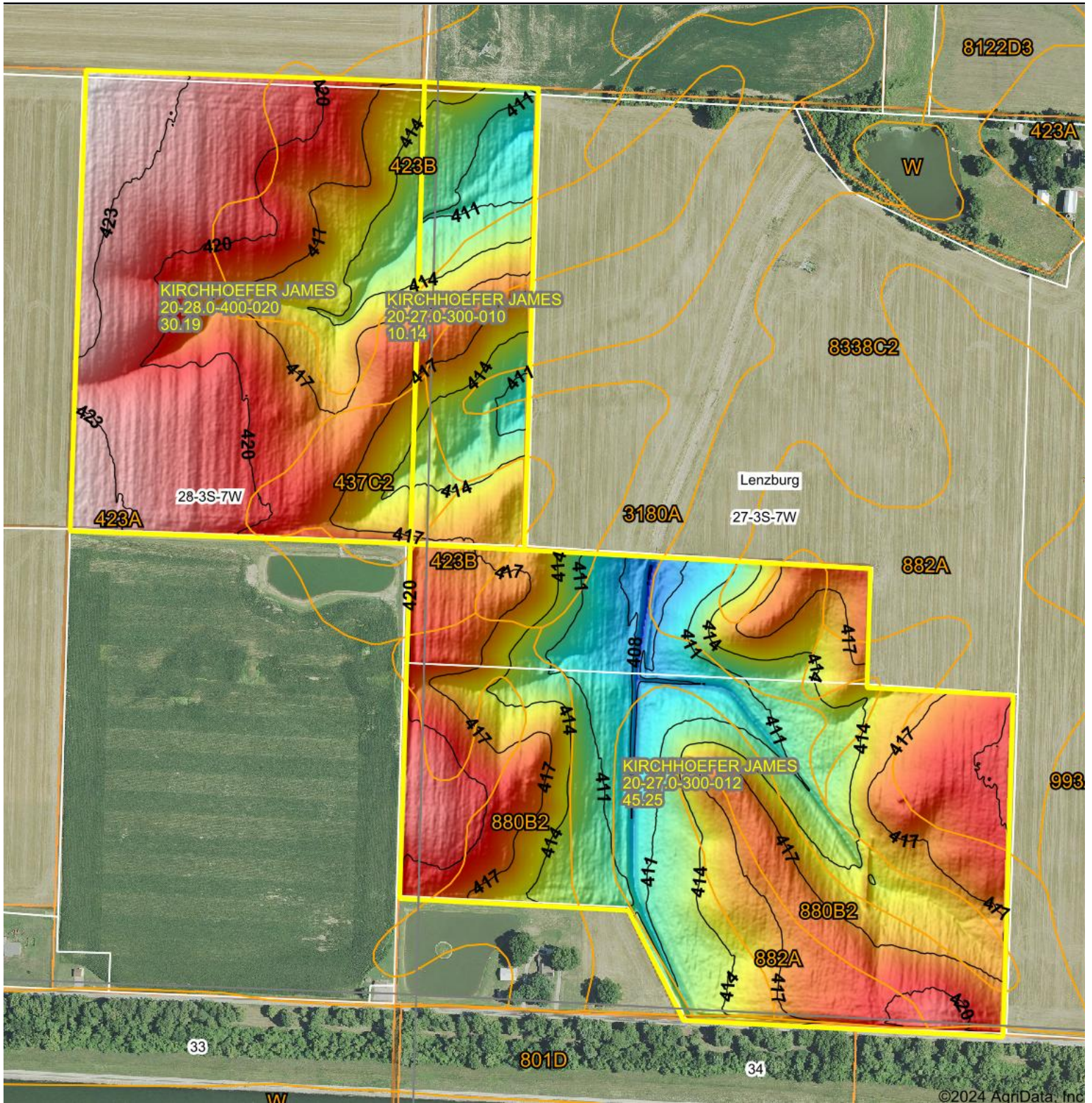
Soils data provided by USDA and NRCS.

Area Symbol: IL163, Soil Area Version: 17

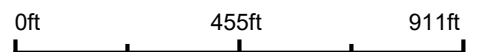
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting ^a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A ^b	Sorghum ^c Bu/A	Grass-le gume ^e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
423A	Millstadt silt loam, 0 to 2 percent slopes	22.36	26.2%		FAV	155	46	55	0	115	5.00	110	74
**880B2	Coulterville-Darmstadt silt loams, 2 to 5 percent slopes, eroded	19.57	22.9%		UNF	**126	**43	**47	0	**96	**3.50	**94	57
**423B	Millstadt silt loam, 2 to 5 percent slopes	14.65	17.1%		FAV	**152	**45	**54	0	**113	**4.90	**108	72
**3180A	Dupo silt loam, 0 to 2 percent slopes, frequently flooded	9.17	10.7%		FAV	**164	**50	**61	**84	0	**4.60	**118	66
**8338C2	Hurst silty clay loam, 5 to 10 percent slopes, eroded, occasionally flooded	7.81	9.1%		UNF	**129	**42	**53	**65	0	**3.90	**96	46

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

Topography Hillshade



Source: USGS 1 meter dem
 Interval(ft): 3
 Min: 404.6
 Max: 424.7
 Range: 20.1
 Average: 416.5
 Standard Deviation: 3.9 ft



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

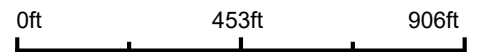
Boundary Center: 38° 14' 19.47, -89° 52' 11.67



Aerial Map



Map Center: 38° 14' 19.47, -89° 52' 11.67



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

