



# Calhoun County Illinois Land for Sale at iAuction - Eyler Farm

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BIDDING ENDS TUESDAY, JUNE 18<sup>TH</sup> AT 10:00 AM  
SEE FULL TERMS & CONDITIONS AT [WWW.TROPHYPA.COM](http://WWW.TROPHYPA.COM)

## PROPERTY ADDRESS:

00 Mississippi River  
Hamburg, IL 62045

**ACRES:** 86

**COUNTY:** Calhoun

## AUCTION DETAILS:

Bidding Ends Tuesday, June 18th at 10AM.

These 86 surveyed acres are located 3 miles south of Hamburg, IL and just west Mississippi River Road. The Farm Service Agency figures there to be 68.92 acres of highly productive cropland. The soils consist of Wakeland silt loam, Tice silt loam, and Haymond silt loam with a combined Productivity Index of 106. The balance of the land is woods, levy, and water. There is a farm tenant in place for the 2024 crop season. The farm income in the amount of \$10,000.00 will go to the Buyer(s).

The farm has been developed for waterfowl and sits in an excellent part of the Mississippi Flyway. Located just across the river from Clarence Cannon National Wildlife Refuge, B.K. Leach Conservation Area and countless privately owned and managed wetlands, this side of the river offers phenomenal waterfowling with less hunting pressure! If the birds aren't working this fall or it's spring time, take advantage of the world class deer and turkey hunting that Calhoun County offers.

Access to the farm is by way of a 20' ingress/egress easement extending westward from Mississippi River Road.



## PRESENTED BY:

**ANTHONY POZZI**

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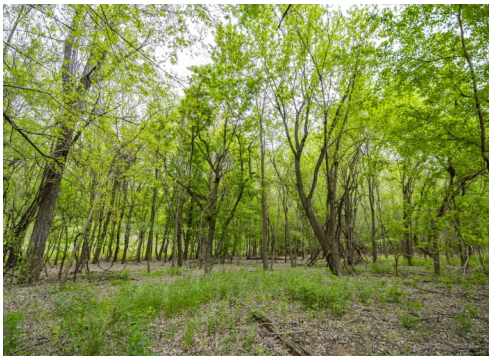


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## Property Features:

- New water control structures at south and north ends of main levee.
- Grading of entire property towards the levee.
- Grading of the duck hole from East to West to flood in front of the pit first. Approximately 12 acres of water when full.
- Along the levee, field tile with riser pipes.
- The field tile drains to a sump pit in the southwest corner. This water can then be pumped out to maintain the crop.
- Field tile ran from SW corner of the duck hole to the sump pit drain the duck levee.
- New individual electrical panels
- Main power disconnect
- Power Feed for the VFD for the dewatering pump. This allows you to adjust the speed of the pump to save energy.
- 120V breaker for 120V at the platform.
- 120V disconnect feeding the duck pit. Allows power for lights, ovens and ice eaters.
- Watering pump panel to energize the pump to flood the duck hole.
- The watering pump has the ability to utilize a mechanical float switch. This allows the pump to turn on and off based on water levels.
- The Motor for the watering pump is new as of 2019.



The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.





**T R O P H Y**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

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