

Professional Real Estate Auctions By:



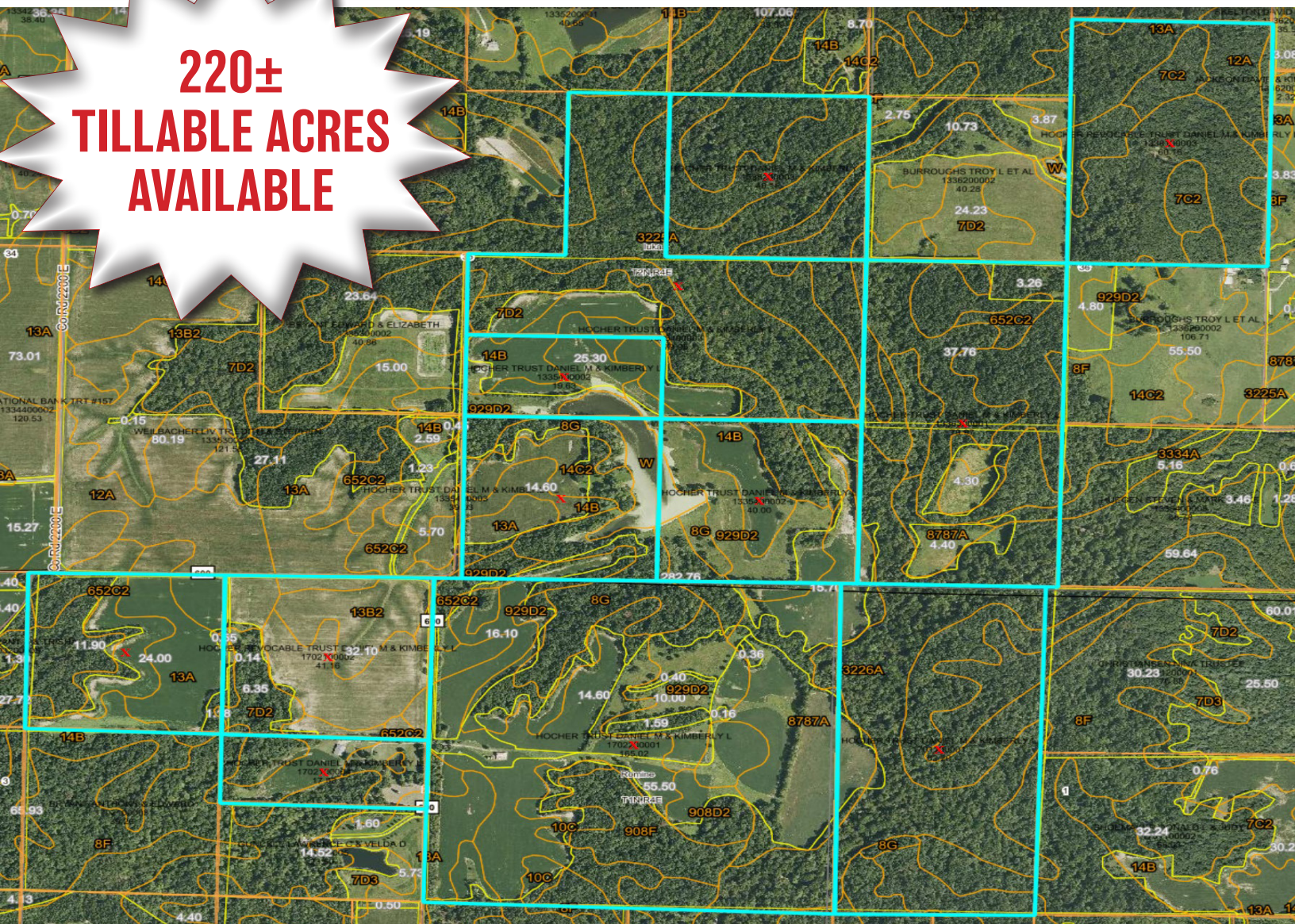
Toll Free: 1-877-566-8751
Adam Jokisch
Mobile (618) 530-8751

CASH RENT FARMLAND AUCTION

220± Tillable Ac. Dago Hill Road, Iuka, IL 62849

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

**220±
TILLABLE ACRES
AVAILABLE**



Bidding Closes: 6PM ~ Thu., February 6, 2025

Attention Farmers! Start or expand your operation with these 220+/- acres in Iuka, IL. The acreage is located off of Dago Hill Road. A 2 year contract for farming rights will be for 2025-2026 ending on December 31, 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 auction ending. 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****

Terms: \$5,000 Down Day of Sale
10% Buyers Premium Per Year
List subject to change without notice

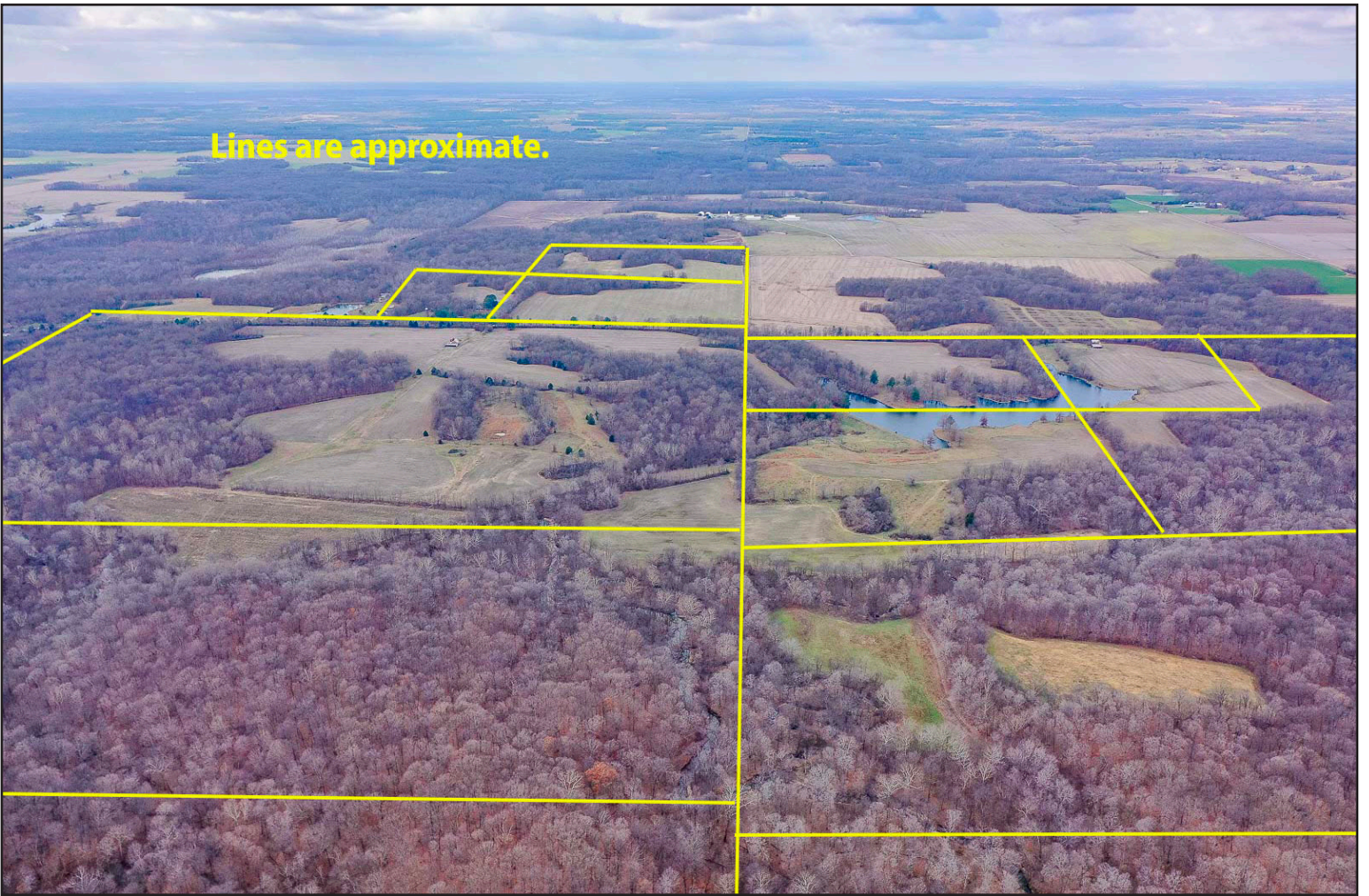
Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material



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.

Lines are approximate.



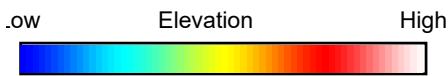
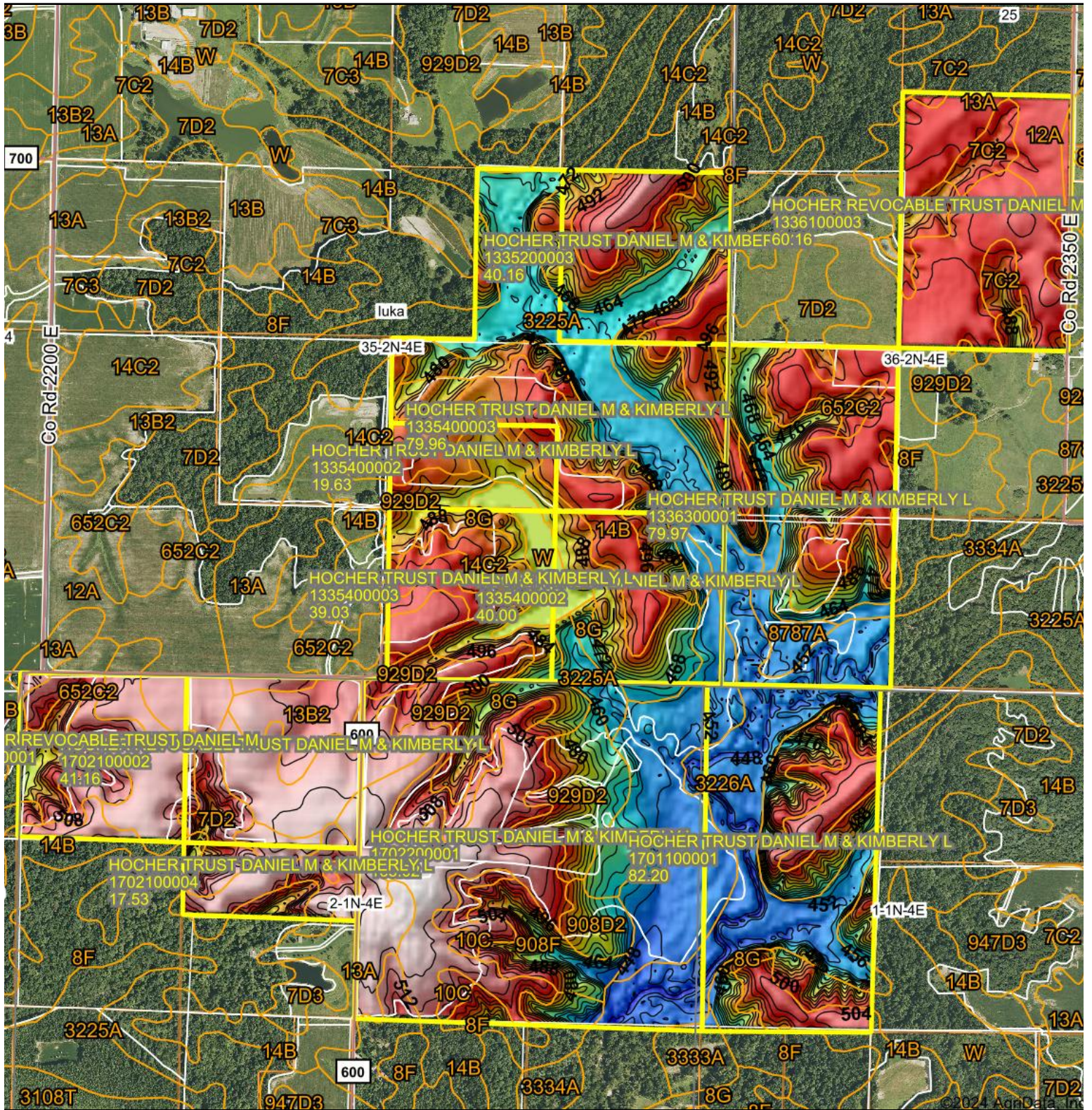
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Subsoil rooting a	Corn Bu/A	Soybeans Bu/A	Wheat Bu/A	Oats Bu/A b	Sorghum c Bu/A	Grass-le gume e hay, T/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**929D2	Ava-Hickory silt loams, 10 to 18 percent slopes, eroded	50.48	7.2%		UNF	**110	**37	**45	**24	**46	**3.00	**83	38
8787A	Banlic silt loam, 0 to 2 percent slopes, occasionally flooded	43.09	6.1%		FAV	142	47	56	68	0	4.60	106	43
**652C2	Passport silt loam, 5 to 10 percent slopes, eroded	28.27	4.0%		FAV	**118	**39	**52	**59	0	**3.90	**89	54
**8G	Hickory silt loam, 35 to 60 percent slopes	27.38	3.9%		FAV	**58	**20	**24	**27	0	**1.90	**44	14
**7D2	Atlas silt loam, 10 to 18 percent slopes, eroded	18.21	2.6%		UNF	**96	**34	**38	**44	0	**2.90	**74	44
12A	Wynoose silt loam, 0 to 2 percent slopes	13.53	1.9%		FAV	128	42	51	0	108	4.30	97	49
**908F	Hickory-Kell silt loams, 18 to 35 percent slopes	11.72	1.7%		FAV	**97	**33	**39	**21	**41	**1.50	**74	17
**13B2	Bluford silt loam, 2 to 5 percent slopes, eroded	11.00	1.6%		FAV	**129	**42	**52	0	**105	**3.20	**96	45
**14C2	Ava silt loam, 5 to 10 percent slopes, eroded	10.83	1.5%		UNF	**120	**39	**49	0	**95	**2.90	**89	36
W	Water	8.84	1.3%										
**7C2	Atlas silt loam, 5 to 10 percent slopes, eroded	8.57	1.2%		UNF	**104	**36	**41	**48	0	**3.10	**80	48
**10C	Plumfield silty clay loam, 5 to 10 percent slopes	8.45	1.2%		UNF	**79	**26	**30	0	**67	**2.60	**60	27
**947D3	Hickory-Passport clay loams, 10 to 18 percent slopes, severely eroded	8.06	1.1%		FAV	**95	**32	**40	**46	0	**1.50	**72	40

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**908D2	Hickory-Kell silt loams, 10 to 18 percent slopes, eroded	5.57	0.8%		FAV	**106	**36	**42	**25	**41	**2.00	**80	45
**7337B	Creal silt loam, 2 to 5 percent slopes, rarely flooded	4.27	0.6%		FAV	**149	**47	**58	0	**117	**4.00	**109	73
**3334A	Birds silt loam, 0 to 2 percent slopes, frequently flooded	1.14	0.2%		FAV	**141	**46	**55	**68	0	**4.40	**105	53
**3333A	Wakeland silt loam, 0 to 2 percent slopes, frequently flooded	0.61	0.1%		FAV	**157	**50	**61	**77	0	**4.60	**115	79
**7D3	Atlas silty clay loam, 10 to 18 percent slopes, severely eroded	0.32	0.0%		UNF	**79	**28	**31	**36	0	**2.40	**61	33
Weighted Average						115.9	38.2	46.3	18.7	60.3	3.2	86.4	*n 43.6

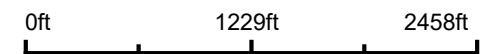
County: Marion ♦ **Parcel Numbers:** 17-02-200-001; 17-02-100-004; 17-02-100-002
17-02-100-001; 17-01-100-001; 13-36-300-001; 13-36-100-003; 13-35-400-003
13-35-200-003; 13-35-400-002



Topography Hillshade



Source: USGS 10 meter dem
 Interval(ft): 4
 Min: 440.4
 Max: 519.7
 Range: 79.3
 Average: 486.4
 Standard Deviation: 21.59 ft



35-2N-4E
Marion County
Illinois

Boundary Center: 38° 33' 53.83, -88° 43' 19.5