

LAND AUCTION

19.8 +/- ACRES

IN EDWARDS COUNTY OFFERED AS ONE TRACT IN LUMP SUM PRICING WITH RESERVE

ONLINE ONLY REAL ESTATE AUCTION WITH INTERNET BIDDING!!!

BIDDING OPEN: SATURDAY, DECEMBER 20TH @ 8AM

SOFT CLOSE: SATURDAY, JANUARY 3RD @ 7PM



GPS COORDINATES:
38.504697, - 88.112552

**ADDITIONAL PROPERTY
INFORMATION, DETAILS,
AND MAPS AVAILABLE
UPON REQUEST!!!**



LAND LOCATION:

The auction property is located south of the intersection of County Roads 200 East and 1800 North and immediately north of the Little Wabash United Methodist Church. From Illinois Route 130, at the West Salem crossroads, drive west on CR 1850 N (West Salem-Mt. Erie Blacktop) for 3 miles. Turn south onto CR 200 E and drive for approximately 1 mile to arrive at the southwest corner of the auction property which is located on the east side of the road. **(SIGNS POSTED)**

LEGAL DESCRIPTION:

The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), EXCEPT one acre in the Northwest corner thereof, Section 21, Township 1 North, Range 10 East. (Parcel Number: 04-21-100-005)

AUCTIONEER'S NOTE:

INTEGRITY REALTY & AUCTIONS is pleased to present the **BEVERLY ANN DREVS ESTATE** land auction featuring a single tract, 19.8 +/- taxed acres in size, of rural Edwards County, Illinois land, located west of West Salem and east of Mt. Erie in Shelby 1 Precinct. The parcel includes some productive farmland with income potential, woods for hunting or recreation, and potential homesites with some rural utilities available in the vicinity of the property. Call Dustin to schedule a guided tour!

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing on or before January 30th, 2026. Seller shall pay 2025 and all prior real estate taxes and give credit to Purchaser for pro rata share of 2026 real estate taxes based on the most recent figures available at time of closing. Possession shall be granted at closing. Per Seller, there are NO current contracts for CRP or other such programs. Seller shall convey all oil, coal, natural gas, and other mineral rights owned of record, if any (NO GUARRANTEES, NO WARRANTIES). 2026 farming rights are open. This property was not farmed in 2025. Subject to RESERVE (undisclosed minimum price) and sold in the manner resulting in the highest total sale price. Offered as one tract with all bidding in "lump sum" pricing for the entire property to determine the final purchase price. ALL BIDDING SHALL BE CONDUCTED ONLINE ONLY. Offered in lieu of survey with reliance upon acreage totals, estimated boundary lines, and other information found in the public record. All closing costs and settlement fees shall be split/paid by the parties in the customary fashion at closing. The real property and any/all improvements are being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." All announcements made on final day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents.

NO BUYER PREMIUM!!!

SELLER: BEVERLY ANN DREVS ESTATE

(Jaci L. Eckhoff, Executor/Trust Officer, First State Bank)

VIEWINGS AND INSPECTIONS BY APPOINTMENT

Contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net

BIDDING DETAILS AND PICTURES ONLINE



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301 ILLINOIS ROUTE 15 (WEST)
ALBION, IL 62806 (618) 445-2267

"See the difference *INTEGRITY* makes!"
Dustin Hawkins, Designated Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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Albion, IL 62806 (618) 445-2267

Dustin Hawkins, Designated Managing Broker/Auctioneer
dustin@integritylistings.net Mobile: (618) 302-0325



BEVERLY ANN DREVS ESTATE
LAND AUCTION

19.8+/- TAXED ACRES EDWARDS IN COUNTY
OFFERED AS ONE TRACT IN LUMP SUM PRICING

ONLINE ONLY REAL ESTATE AUCTION
WITH INTERNET BIDDING!!!

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GPS COORDINATES: Latitude 38.5046978, -88.112552 Longitude

PROPERTY DETAILS

County	Edwards (Shelby 1 Precinct)
Parcel Number(s)	04-21-100-005
Tract Size m/l	19.8 +/- Acres
Property Type	Farmland/Woods/Recreation/Building Sites
Property Taxes m/l	\$373.30 (no exemptions)
Cropland m/l	<i>See Below</i>

ADDITIONAL INFORMATION

Common Address: CR 200 E, West Salem, IL 62476

Legal Description: The West Half (W 1/2) of the Southwest Quarter (SW 1/4) of the Northwest Quarter (NW 1/4), EXCEPT one acre in the Northwest corner thereof, Section 21, Township 1 North, Range 10 East.

Additional Information...19.8+/- taxed acres (per public record); some utilities should be available nearby

Cropland Information...approx.12.29 acres cropland; avg. weighted CPI = 97.7; primary soil types: Belknap, Hickory, Blair, Ava

**ADDITIONAL PROPERTY INFORMATION, DETAILS,
AND MAPS AVAILABLE UPON REQUEST.**

**For a guided tour of the property, please contact Dustin by calling
(618) 302-0325 or by email: dustin@integritylistings.net**