



BUYAFARM.COM

# LAND AUCTION

## EDWARDS COUNTY IL 76+/- ACRES

### Offered in 3 Tracts

Tract 1

Levee

Tract 2

Levee

# SOLD \$118,100 / CLOSED 3/21/24

## NO BUYER'S PREMIUM!

**BIDDING CLOSES  
THUR, FEB 8, 8PM CST**

## MATURE TIMBER / GREAT HABITAT FOR DEER, TURKEY, WILDLIFE

### T1-16.6 AC w/Pond / T2-58.8 AC / T3-1.1 AC

NO LEGAL ACCESS / TRACTS POSSIBLY LANDLOCKED / LITTLE WABASH RIVER RUNS THROUGH T1 & T2.

### INFO & BIDDING @ [www.buyafarm.com](http://www.buyafarm.com)

### PROPERTY INSPECTION: By Appointment Only

### PROPERTY ADDRESS: West of West Salem IL

### Questions? Call Or Text Auctioneer Don Bailey—618-919-1031

TERMS: 10% DOWN, NO BUYER'S PREMIUM. AUCTIONEER DON BAILEY, IL LIC #441.002325.

North



Tract 3



PO BOX 128  
SPARTA IL 62286

## **AUCTIONS & LISTINGS**

ALEXANDER COUNTY 100 ACRES — AUCTION  
MARION COUNTY 40 ACRES — AUCTION  
JACKSON COUNTY 15 ACRES — AUCTION  
MARION COUNTY 153 ACRES — AUCTION  
EDWARDS COUNTY 76 ACRES — AUCTION  
CLINTON-WASHINGTON CO 70 ACRES — LISTING  
SHELBY COUNTY MO 40 ACRES — LISTING  
CUMBERLAND COUNTY 33.5 ACRES — LISTING

# **BUYAFARM.COM**

**800-443-1998**

**BUYING OR SELLING...WE SPECIALIZE IN  
FARMS, CROPLAND & LIVESTOCK FARMS, HUNTING & REC  
PROPERTIES, RURAL HOMES, INVESTMENT PROPERTIES,  
1031 EXCHANGE PROPERTIES AND MORE!**

**LIVE AUCTIONS! ONLINE AUCTIONS!  
SIMULCAST AUCTIONS!  
TRADITIONAL REAL ESTATE LISTINGS!**

*LICENSED IN ILLINOIS — INDIANA — MISSOURI*

### **SOLD AUCTIONS!**

*Pope Co 67 Ac, Clinton Co 27 Ac, Franklin Co 55 Ac  
Randolph Co 82 Ac, Franklin Co 9.5 Ac & Hm,  
Jefferson Co 15 Ac, Bond Co 96 Ac  
Williamson Co 143 Ac, Randolph Co 74 Ac,  
Williamson Co 70 Ac, Pulaski Co 80 & 88 Ac,  
Jackson Co 50 Ac, Alexander Co 108 Ac,  
Hamilton Co 45 Ac, Washington Co 40 Ac*

