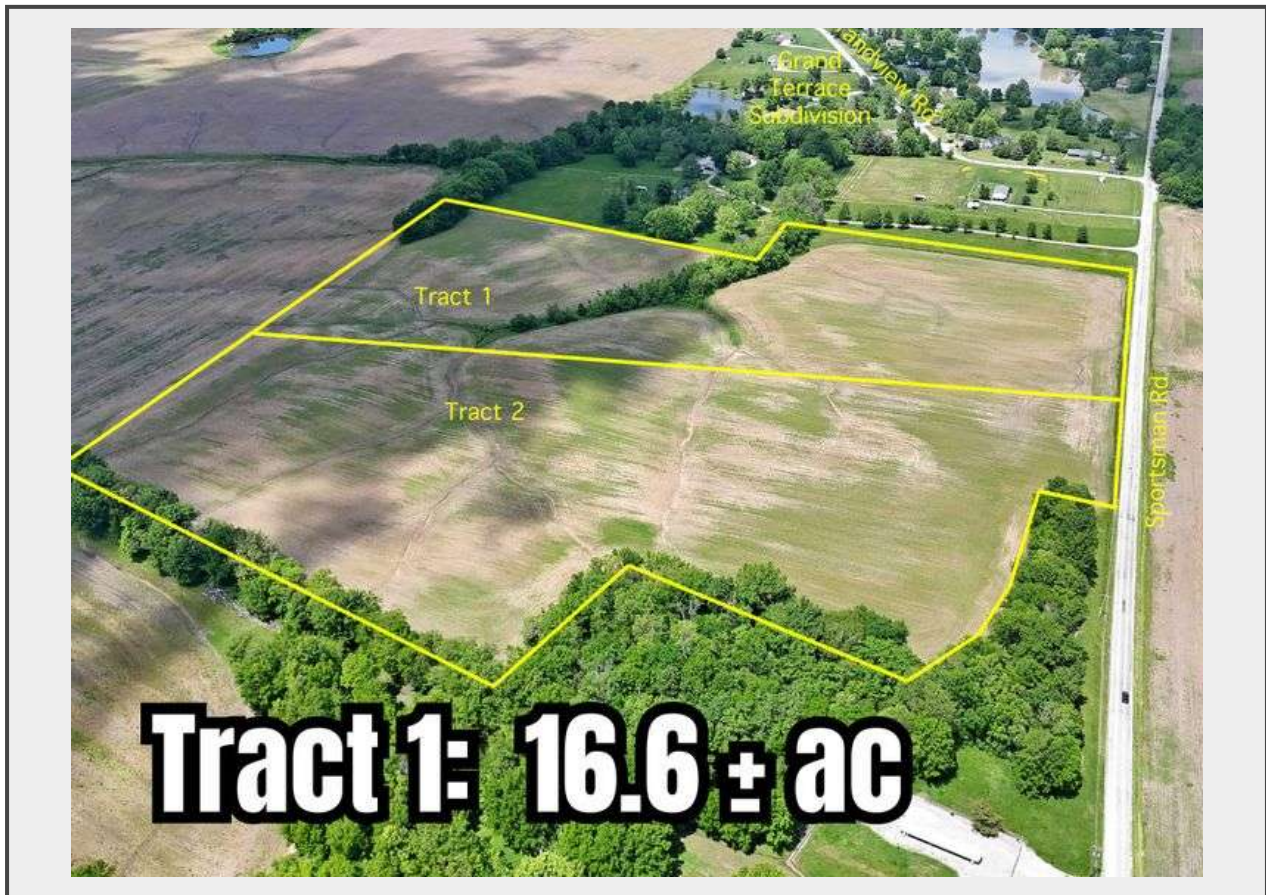


Sale Name: Absolute Land Auction – 61.14± Acres Offered in 4 Tracts -Monroe Co, IL

LOT 1 - Tract 1: 16.6 ± Acres



Description

Tract 1: 16.6± Acres | ~13± Tillable Acres

This section was previously surveyed in 1995 for a 12-lot subdivision. Any future development would require updated county approval. A strong opportunity for homesites, farming, or long-term investment.

Drive Times:

- Waterloo High School: 10 minutes
- Scott Air Force Base: 49 minutes
- JB Bridge: 24 minutes

Directions:

From the intersection of Route 3 & Sportsman Club Road, head south approximately ½ mile.

Additional Info:

- Legal Description: Part of Section 17, T3S - R9W
- Parcel ID: 11-17-300-005-000
- 2023 Taxes: \$827.10

Quantity: 1



**[https://
www.propertypeddlerauction.com/](https://www.propertypeddlerauction.com/)**