

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

LOT 3 - Tract 3: 12.3± Acres



Description

Tract 3: 12.3± Acres | ~5.89± Tillable Acres

A beautiful mix of cropland and timber with over 800 feet of road frontage and a creek running through the woods—offering a peaceful setting for building or recreation.

A culvert would be needed for full access across the creek. This side of the property is ideal for wildlife enthusiasts or those looking for a secluded homesite.

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. Property is located on both sides of the road.

Additional Info:

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

Quantity: 1



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