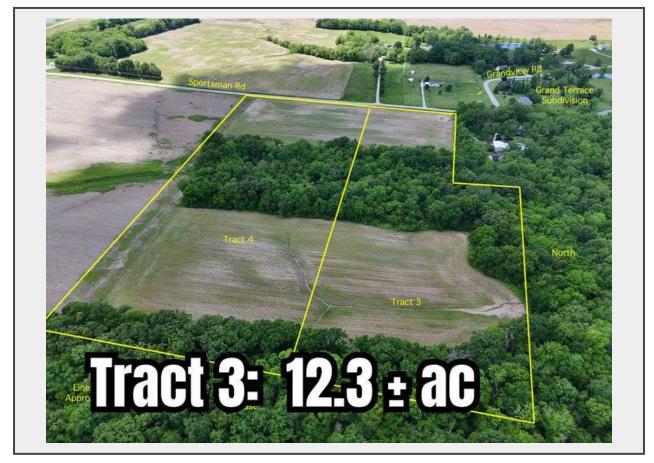
Sale Name: Absolute Land Auction – 61.14± Acres Offered in 4 Tracts - Monroe Co, IL

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 mintues

## **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 - R9WParcel ID: 11-17-300-005-000

• 2023 Taxes: \$827.10

Quantity: 1



https:// www.propertypeddlerauction.com/