

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

10+/- AC. KOPP ROAD, WATERLOO, IL 62298

VIEWING: SUNDAY, JULY 7th ~ 12-2PM

BIDDING CLOSES: 5PM ~ WEDNESDAY, JULY 10th, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
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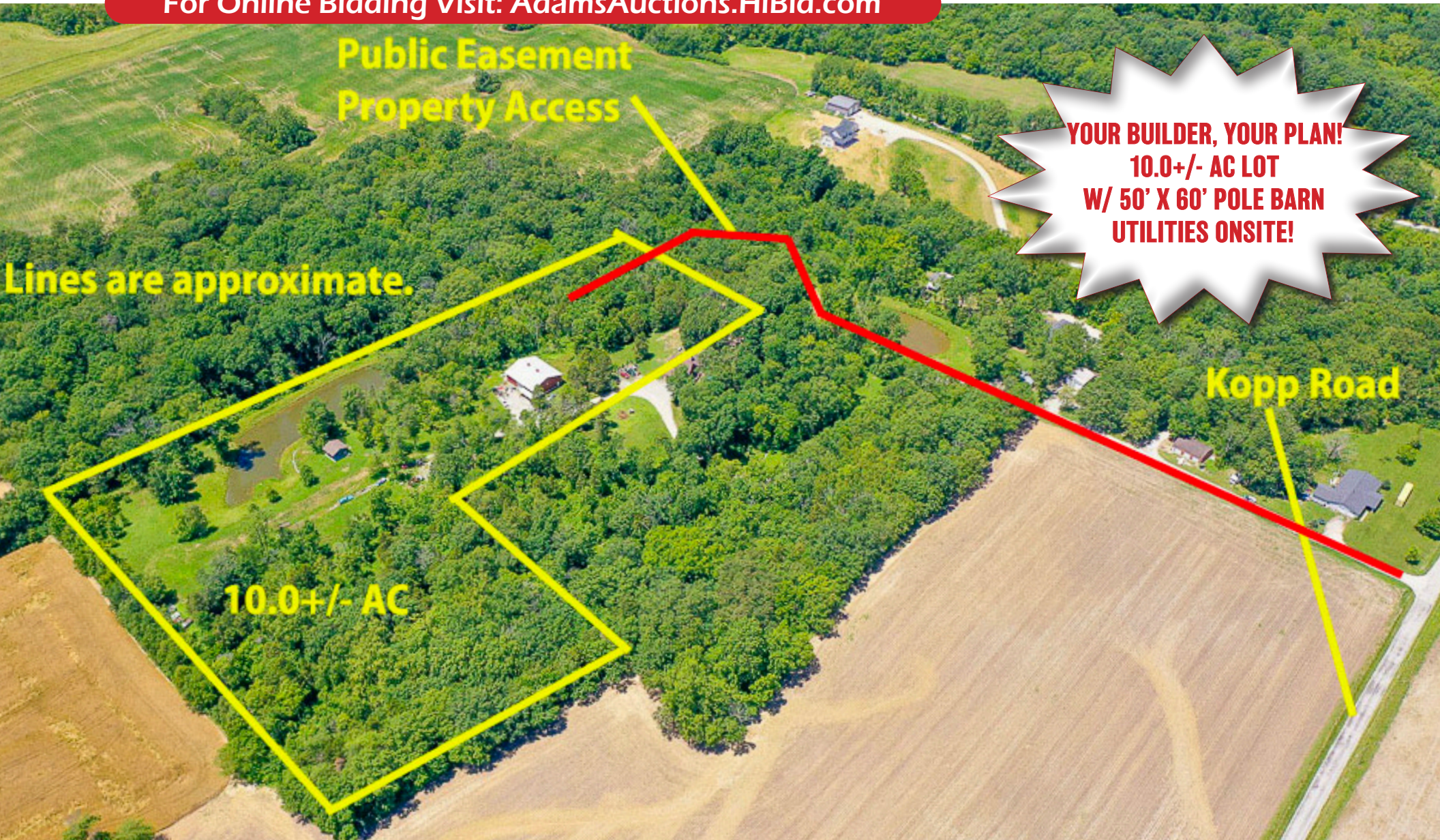
Public Easement
Property Access

Lines are approximate.

10.0+/- AC

YOUR BUILDER, YOUR PLAN!
10.0+/- AC LOT
W/ 50' X 60' POLE BARN
UTILITIES ONSITE!

Kopp Road



GENERAL INFORMATION & AUCTION TERMS



10.0+/- AC

TOTAL LOT SIZE

A-2 AGRICULTURAL

ZONING

\$3,498

TOTAL '23 TAXES

Bring your builder and your plan to these 10.0+/- acres with additional pole barn in Waterloo, IL! The property is mostly wooded with a private stocked pond, zoned A-2 Agriculture and is within the Monroe County Zoning jurisdiction. Any other use of the property not permitted in the zoning ordinances would have to be approved by Monroe County. There is also a 50' x 60' pole barn on the property with 2 bathrooms, heated floors, forced air heating and cooling and a partial, wrap around front porch. The property also has a well, septic tank, electric and a 500-gallon propane tank onsite. There is also an additional parcel with 5.0+/- acres that borders the property which could be purchased separately. Make it a point to attend the upcoming open house to see this property's potential!

PARCEL NUMBERS

P.I.N	Size	Amount
08-21-200-012-000	10.0± Ac.	\$3,498

Terms: \$10,000 Down Day of Sale on Real Estate
 Balance Due in 30 Days ♦ 6% Buyers Premium
 List subject to change without notice
 Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
 Any announcement made day of sale takes precedence over any printed material



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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.