

# ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

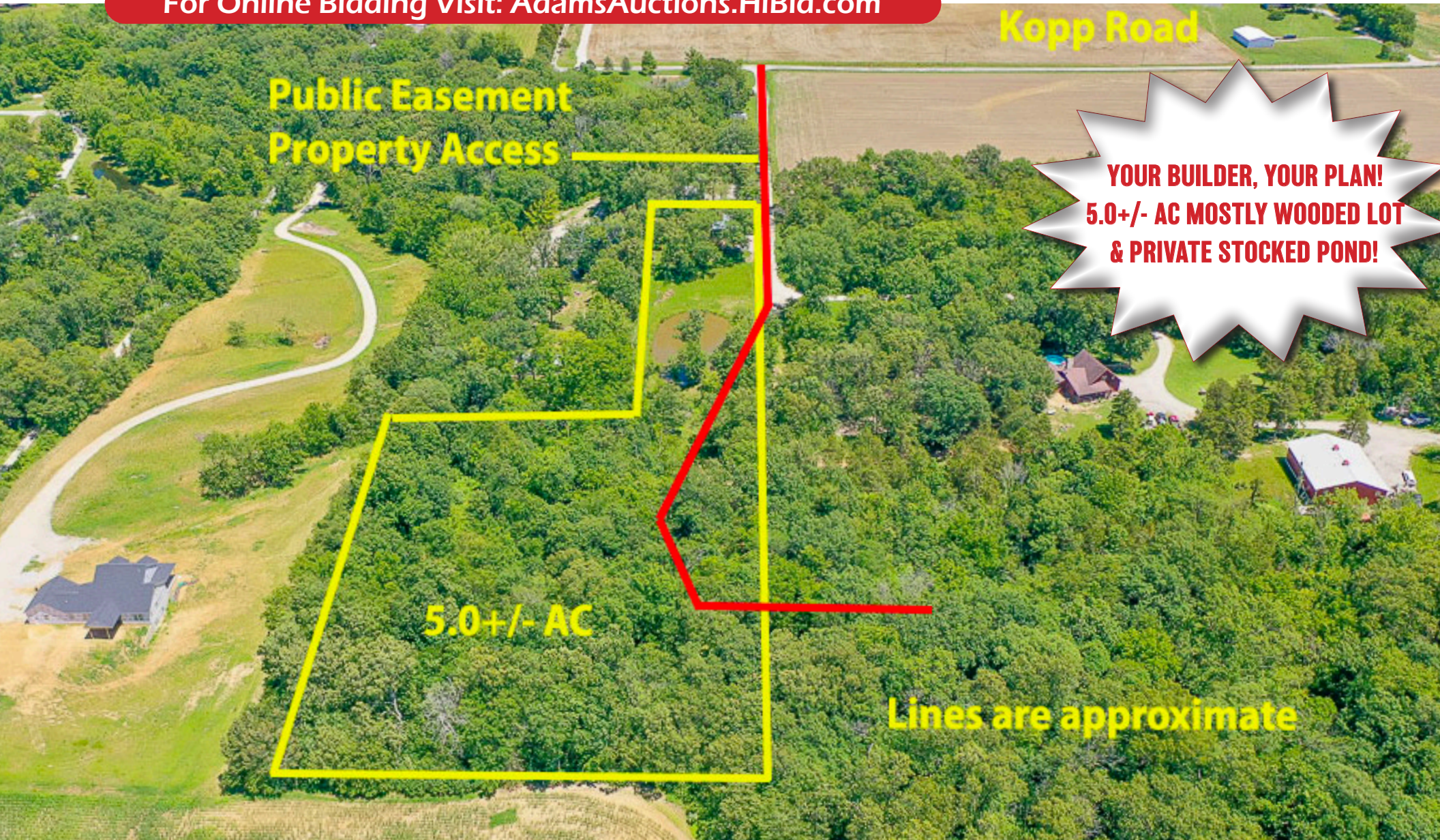
337 KOPP ROAD, WATERLOO, IL 62298

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

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

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751  
Adam Jokisch  
Mobile (618) 530-8751



Public Easement  
Property Access

Kopp Road

5.0+/- AC

YOUR BUILDER, YOUR PLAN!  
5.0+/- AC MOSTLY WOODED LOT  
& PRIVATE STOCKED POND!

Lines are approximate

# GENERAL INFORMATION & AUCTION TERMS



**5.0+/- AC**

TOTAL LOT SIZE

**A-1 AGRICULTURAL**

ZONING

**\$2,175**

TOTAL '23 TAXES

Bring your builder and your plan to these 5.0+/- acres with additional outbuildings in Waterloo, IL! The property is mostly wooded with a private stocked pond, zoned A-1 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. The property has a well, septic tank and electric on-site as well as a 26' x 32' shed, a 32' x 10' shed and a 20' x 18' shed. located within the Waterloo School District! There is also an additional parcel with 10.0+/- acres that borders the property which could be purchased separately.

**\*\*There is a public easement that runs through 337 Kopp Road which allows property access to the 10.0+/- acre parcel\*\***

## PARCEL NUMBERS

P.I.N	Size	Amount
08-21-200-002-000	5.0± Ac.	\$2,175

Terms: \$10,000 Down Day of Sale on Real Estate

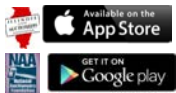
Balance Due in 30 Days ♦ 6% Buyers Premium

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.