ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

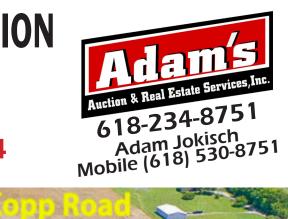
337 KOPP ROAD, WATERLOO, IL 62298

VIEWING: SUNDAY, JULY 7TH ~ 12-2PM BIDDING CLOSES: 5PM ~ WEDNESDAY, JULY 10th, 2024

For Online Bidding Visit: AdamsAuctions.HiBid.com

Public Easement

Property Access



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

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GENERAL INFORMATION & AUCTION TERMS





5.0+/- AC TOTAL LOT SIZE

A-1 AGRICULTURAL

ZONING

Bring your builder and your plan to these 5.0+/- acres with two 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 onsite as well as a 20' x 24' shed, a 18' x 20' shed and is 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. Make it a point to attend the upcoming open house to see this property's potential!

PARCEL NUMBERS		
P.I.N	Size	Amount
08-21-200-002-000	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# 444.00



\$2,175

TOTAL'23 TAXES

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169 Any announcement made day of sale takes precedence over any printed material

Text ADAMS to 1-800-496-6299 To Be Notified of ALL of our Upcoming Auctions

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.