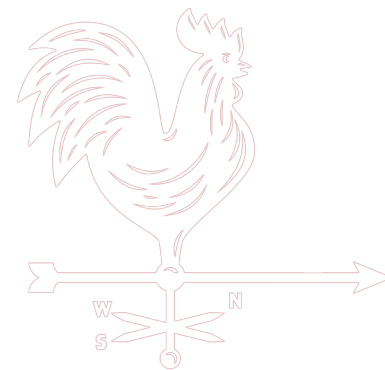


LAND AUCTION



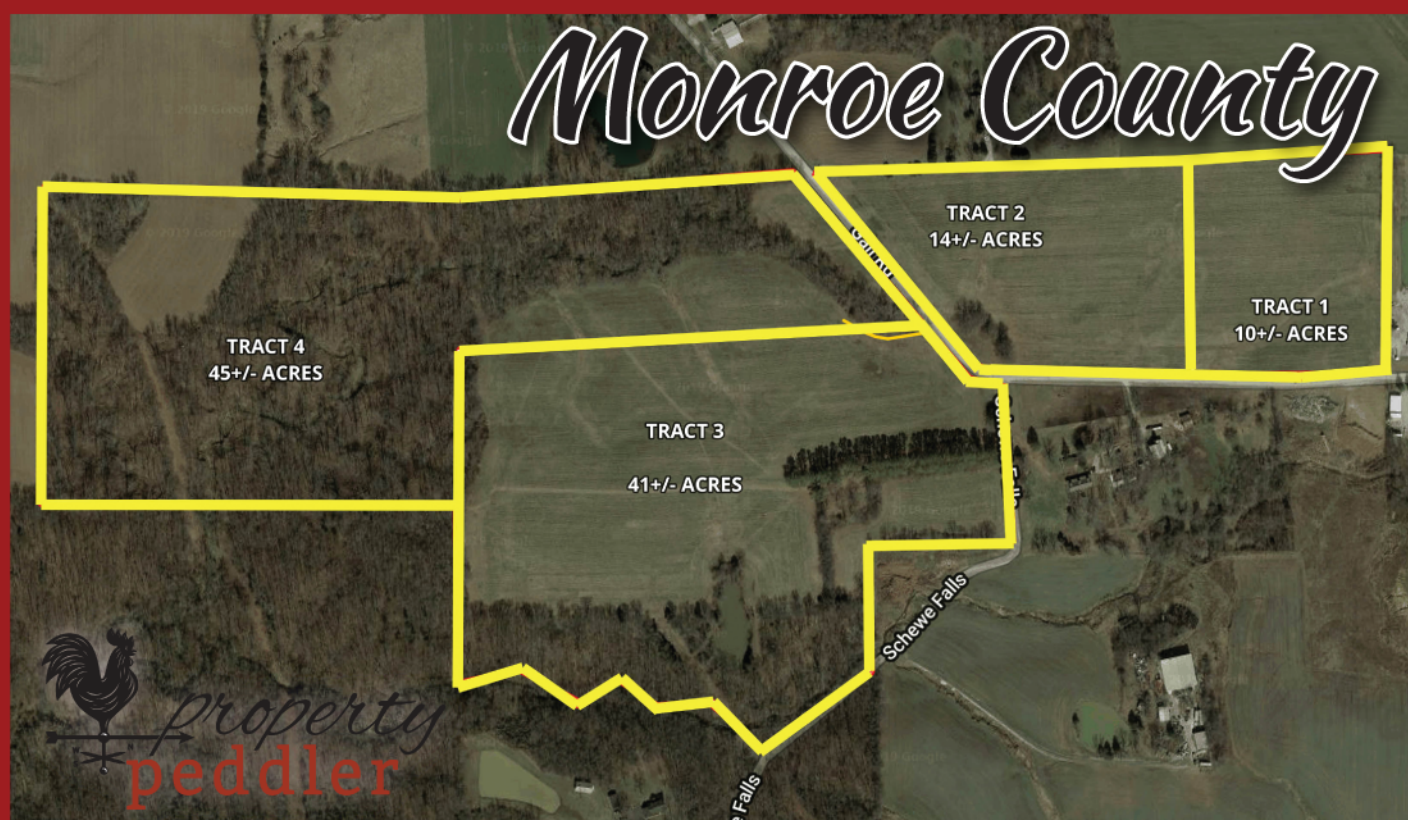
110 +/- ACRES

KELLERWILLIAMS

LAND

PROPERTY PEDDLER
AUCTION & REAL ESTATE GROUP

THURSDAY 6:30 PM
March 28th
2019



110 +/- Acres Offered in 4 Tracts

Property Address: 000 Gall Road, Waterloo, Illinois

Property Viewing - March 17 from 1:00 to 3:00 PM - or by Appointment

110 ACRE(S) HOME SITES • TILLABLE • DEVELOPMENT • RECREATION

4 TRACTS - from 10 Acres to 45 Acres

LEGAL DESCRIPTION:

PART OF SECTION 22 & 23, T2S – R10W

From IL State Route 3 in Waterloo head west on RR1 (Gall Road). In half a mile, property is on the right. Continue around the bend on Gall Road and property is also on the left.

AUCTION LOCATION: ACORNS GOLF LINKS

3933 Ahne Road • Waterloo, IL 62298

PROPERTY DETAIL: ALL ACREAGE IS APPROXIMATE, SURVEY TO GOVERN.

Tract 1 - 10+/- acres. Tillable tract is next to FS fertilizer location. It is just outside of city limits and has good development potential. Frontage on Gall Rd.

Tract 2 - 14+/- acres. Mostly tillable. Tract is slightly rolling and could be possible residential or road front business property. Just outside of city limits with road frontage on 2 sides of Gall Rd.

Tract 3 - 41+/- acres. This piece has it all. There are multiple possible building sites, with electric and well on property. A creek is part of the south border and a pond is also located on the property. The rolling terrain consists of both tillable and timber to offer some nice walk out possibilities. 27+/- acres tillable on this tract.

Tract 4 - 45+/- acres. Possible building or recreational piece of land. This tract has the most varied topography. Mostly wooded tract will provide some good hunting. Trails are already present. The access to Gall Rd will allow for possible building potential with easy access to Rt 3. 11+/- acres tillable.

Taxes: 2017 - Total \$951.78

Terms: See our website www.propertypeddler.com for terms and conditions. **Subject to Prior Sale.**

Auctioneer: Brad Chandler IL Lic. # 441.002105

Broker License Held with Keller Williams Marquee Lic. # 475.162275

Property Peddler Auction and Real Estate Group is not only a full service auction company, we are licensed real estate agents as well. We specialize in land whether it is farm, recreational, transitional or residential. We can assist with a simple valuation of your property to selling your whole estate. We are confident you will feel comfortable working with us. You will see integrity is vital to us.

Bidding Onsite and Online!

