

**For  
Sale**

# 61+ Ac Commercial Land in Monroe Co.

000 RTE 3, WATERLOO, IL 62298

PROPERTYPEDDLER.COM



61.35 Acres within city limits of Waterloo, Illinois. Zoned for light industrial, this property has great potential for development. Check with the city about the possibilities - currently being farmed. Frontage on IL State Route 3. Easement on property approximately 2.8 acres for a water detention pond.

AVERAGE DAILY TRAFFIC COUNT: 13,580

**Directions:** Look for signs on Route 3

**Legal Description:** Part of Section 23 & 24, T2S – R10W, Monroe County, IL

**Parcel(s):** Part of 07-23-400-002-000

**Taxes:** 2019 - \$791.92

**Soil Productivity:** 101.4 PI

**PRICE: \$797,550**



**Brad Chandler**  
**Auctioneer & Broker**  
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