

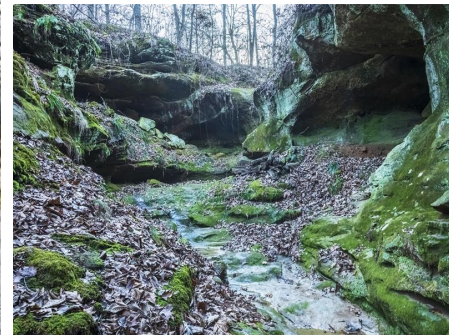


51± Acre Property with Home & Outbuildings for Sale - Monroe County

T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com

PRICE IMPROVED



PROPERTY ADDRESS:

5704 LL Road
Waterloo, IL 62298

PRICE: \$799,900

ACRES: 51

COUNTY: Monroe

PROPERTY HIGHLIGHTS:

- 3 bed/2 bath home
- 50x65 Pole Barn
- 20 x 30 concrete block building
- 11 acres tillable
- Beautiful rock bottom creek with small waterfalls
- Rock outcroppings and cliffs
- Great views
- Pasture
- Mature Timber
- Potential income from VRBO, weddings, or events

PROPERTY DESCRIPTION:

This is one of the neatest properties I've ever seen in IL, especially 10 min from Waterloo, IL, and 30 min from St. Louis, MO. The newly remodeled three bedroom, two bath home sits on top of a big hill overlooking the farm. A great pole barn out back has plenty of space for all your toys! The seller had 20+ turkeys in the front yard and has seen tons of deer off the back porch in his tillable field behind the house. While walking the farm, I had no idea what I would see. It looked like a mini Grand Canyon! There were rock outcroppings and canyons and one of the nicest rock-bottom creeks I've seen in Illinois. The seller has trails cut throughout the timber and down the creek for easy walking and has even created steps up through the rocks for easy access. This place is a dream to explore: walking or riding a horse or four-wheeler. The hunting in this area is 2nd to none, and these 51 acres hunts bigger than 51 acres because of the two tillable fields and the 10 acres across the road. 11 acres of Corn, Beans, and Greens could be planted for the deer every year. The home would make a great cabin or home for a family to enjoy for family events, or you could rent the house on VRBO or Airbnb for potential income. Unfortunately, the pictures don't do this farm justice. You have to see it to understand.



PRESENTED BY:

SHANE YEARIAN

Land & Home Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophy.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophy.com

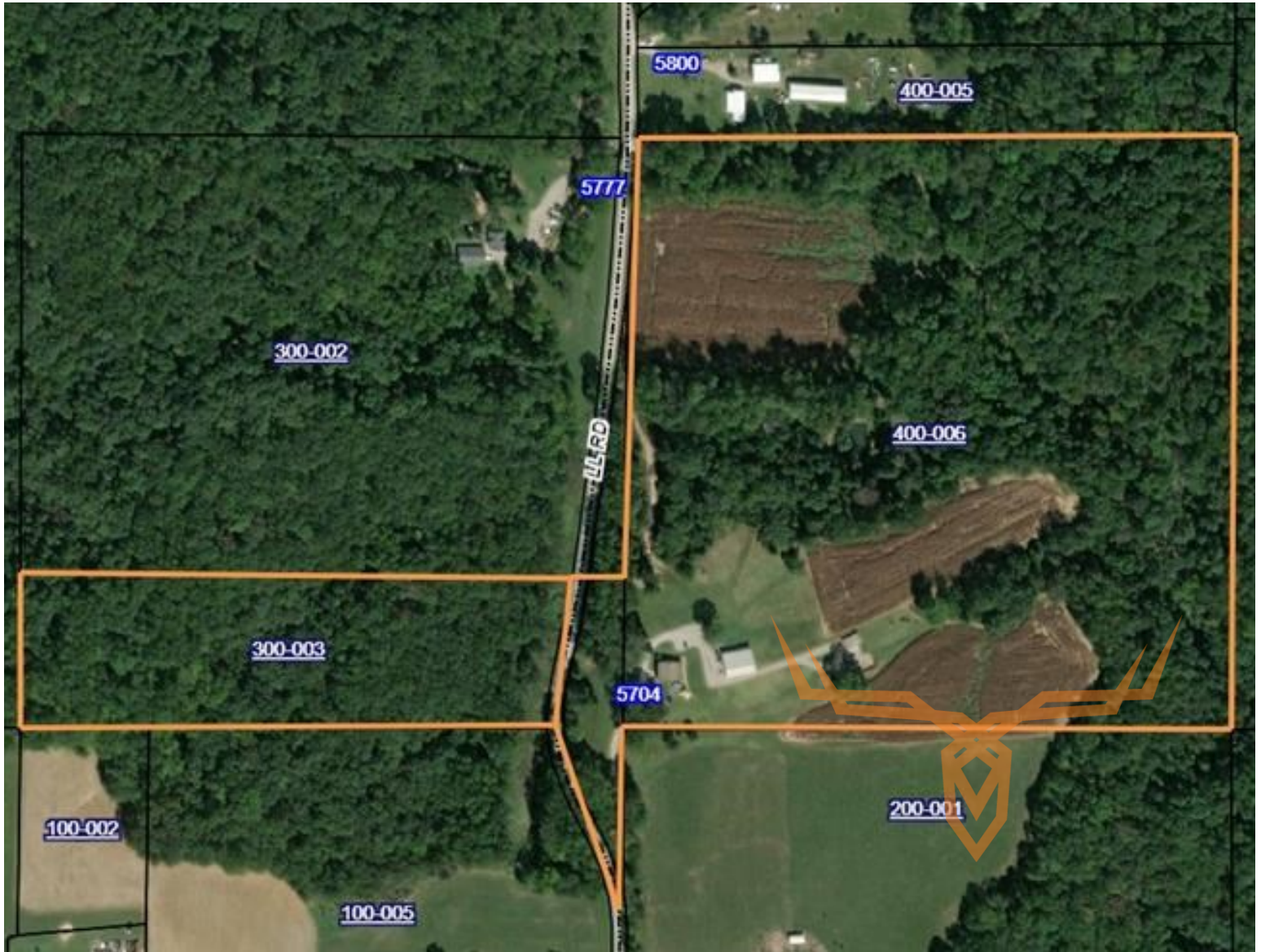
leads@trophy.com



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

51± Acre Property with Home & Outbuildings for Sale - Monroe County

www.TrophyPA.com • (855) 573-5263 • leads@trophy.com



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals