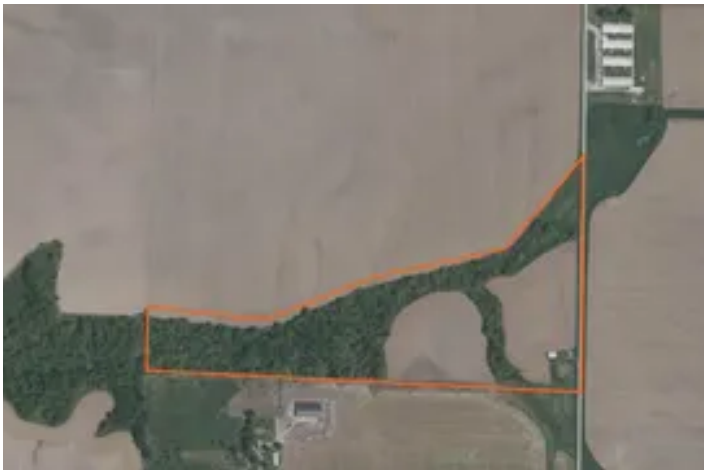


**Warren County, Illinois 36.5 Acres of Land for Sale**  
000 90th Street  
Monmouth, IL 61462

**\$274,000**  
36.490± Acres  
Warren County



## Warren County, Illinois 36.5 Acres of Land for Sale Monmouth, IL / Warren County

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### **SUMMARY**

#### **Address**

000 90th Street

#### **City, State Zip**

Monmouth, IL 61462

#### **County**

Warren County

#### **Type**

Farms, Recreational Land, Hunting Land

#### **Latitude / Longitude**

40.9934 / -90.6111

#### **Acreage**

36.490

#### **Price**

\$274,000

#### **Property Website**

<https://landguys.com/property/warren-county-illinois-36-5-acres-of-land-for-sale-warren-illinois/98996/>



## Warren County, Illinois 36.5 Acres of Land for Sale

### Monmouth, IL / Warren County

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#### **PROPERTY DESCRIPTION**

##### **Farm with opportunities to build and while raising a crop or livestock.**

36.49 acres consisting of 14 acres tillable, pasture ground and timber. This property offers a little bit of everything. The layout of this property would make for a great building site, while allowing income from row crops and/or cattle. A small running creek runs through the middle of the property. There is currently a good storage barn on site with an old crib as well. Call today for your private showing.

#### **KEY FEATURES**

- Buildable spot
- Row crop income
- Cattle pasture
- Partial Timber
- Small creek

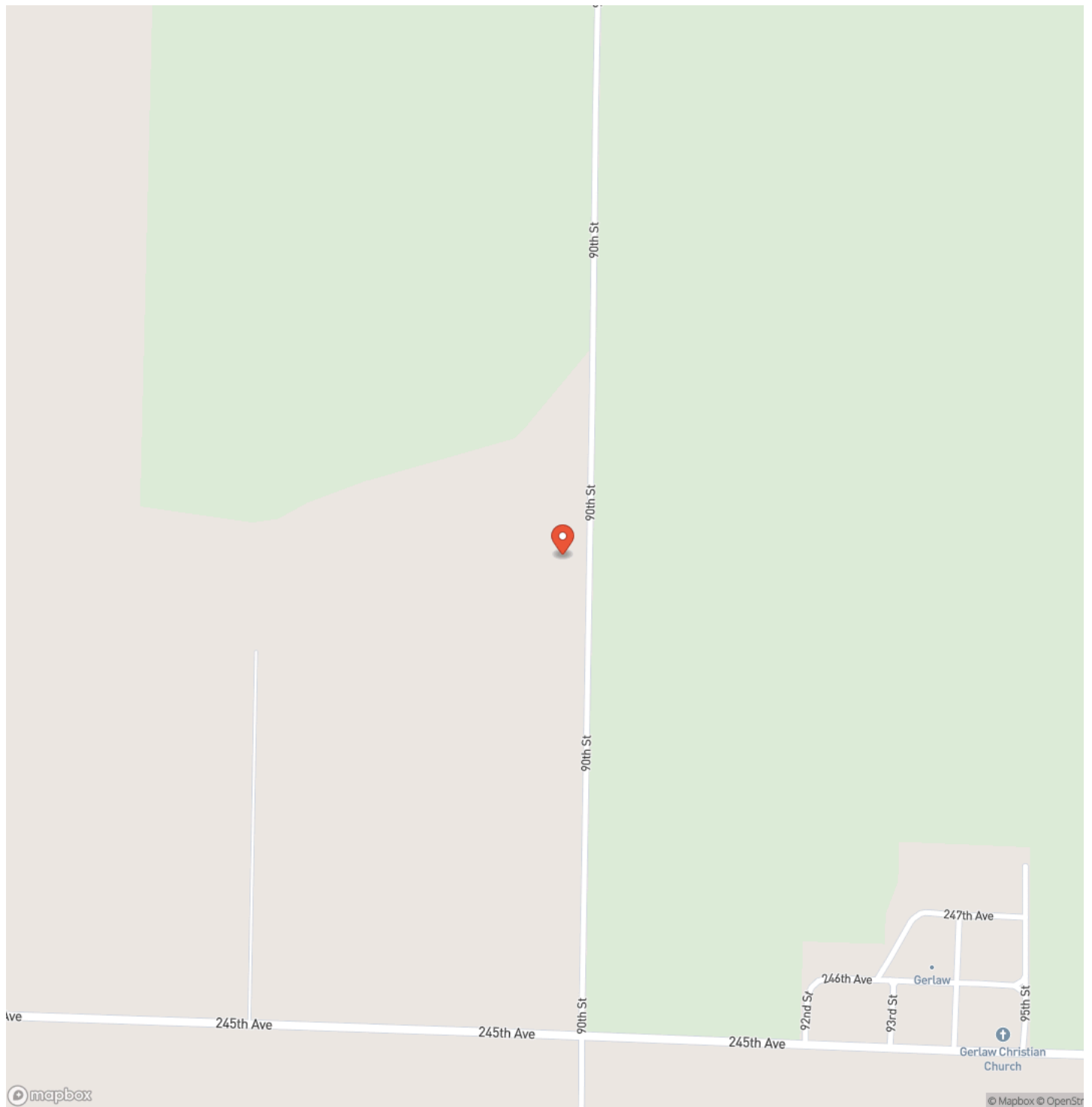


**Warren County, Illinois 36.5 Acres of Land for Sale**  
**Monmouth, IL / Warren County**

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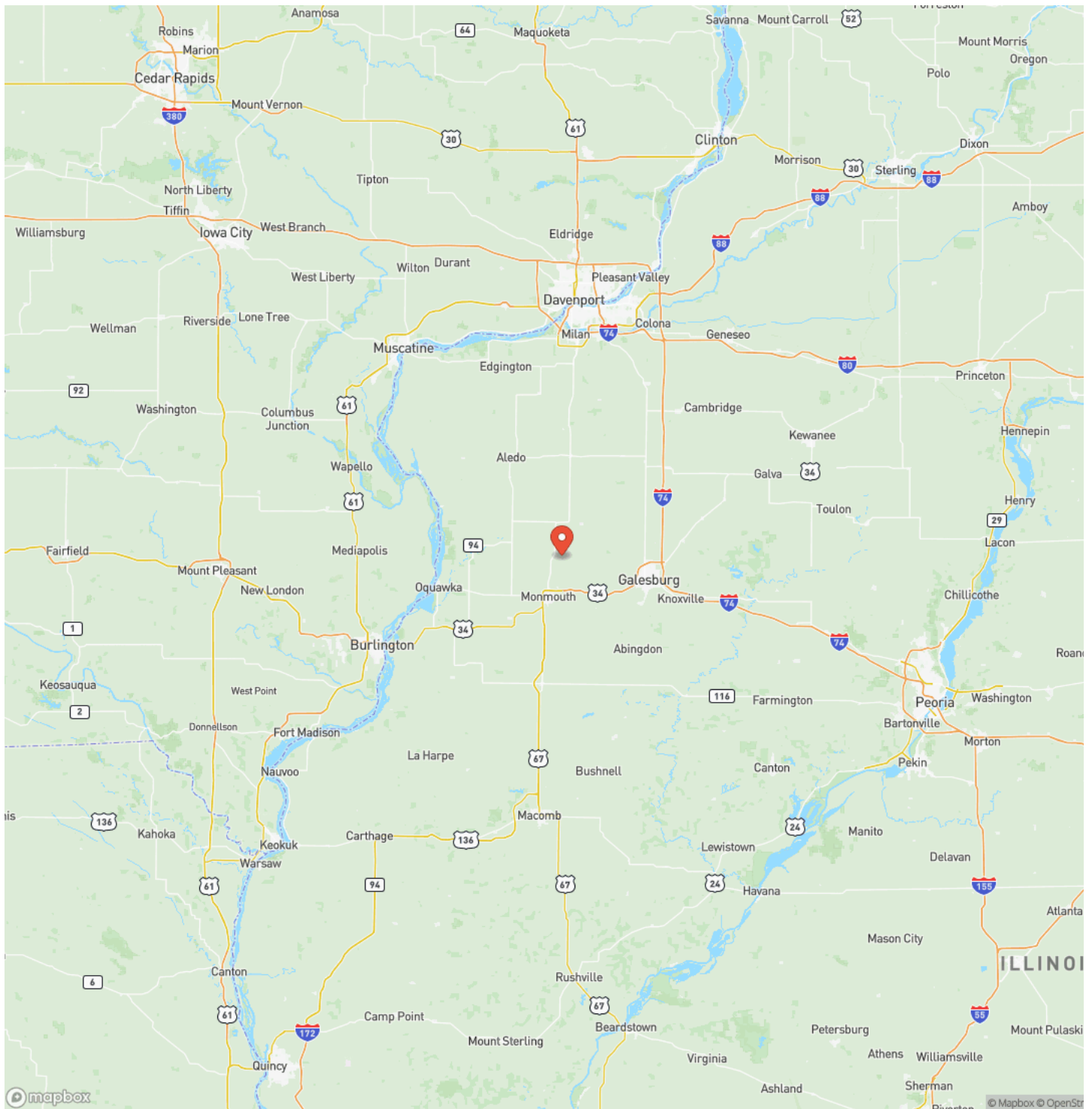


## Locator Map



**Warren County, Illinois 36.5 Acres of Land for Sale**  
**Monmouth, IL / Warren County**

## Locator Map





## Satellite Map



## Warren County, Illinois 36.5 Acres of Land for Sale Monmouth, IL / Warren County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Andrew Huber

## Mobile

(309) 403-1183

## Email

andrew@landguys.com

**Address**

City / State / Zip

## NOTES

[illegible]



## This image shows a full page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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