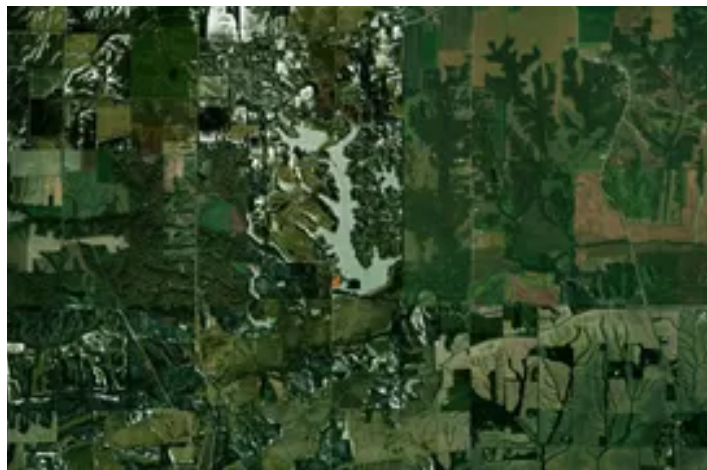


Mercer County, Illinois 0.62 Acre Lot for Sale
3111 Buena Vista Ct
Sherrard, IL 61281

\$59,900
0.620± Acres
Mercer County



Mercer County, Illinois 0.62 Acre Lot for Sale

Sherrard, IL / Mercer County

SUMMARY

Address

3111 Buena Vista Ct Lot 7

City, State Zip

Sherrard, IL 61281

County

Mercer County

Type

Lakefront, Lot

Latitude / Longitude

41.296717 / -90.492895

Acreage

0.620

Price

\$59,900

Property Website

<https://landguys.com/property/mercercounty-illinois-0-62-acre-lot-for-sale-mercercounty-illinois/94541/>



Mercer County, Illinois 0.62 Acre Lot for Sale

Sherrard, IL / Mercer County

PROPERTY DESCRIPTION

Waterfront build site with big lake views, easy access, and endless recreation.

Welcome to Lot 7 in Fyre Lake Southwest Estates — a gently sloped, open-build homesite offering 107 feet of natural shoreline and a front-row seat to lake life. Here, mornings start with soft light on the water, and evenings settle in quietly as boats head back to the dock. With community well water, electric, and fiber optic internet already available, this property is ready for your dream home or getaway cabin.

Fyre Lake is a 135-acre recreational lake surrounded by rolling countryside and anchored by a Nicklaus Design 18-hole golf course. Boating, skiing, swimming, and some of the best multi-species fishing in western Illinois are right at your fingertips. Located in the Sherrard School District and just 23 minutes from the Quad Cities International Airport, Lot 7 blends everyday convenience with a true escape-to-the-lake feel. Adjacent lot also available for purchase if you desire more acreage.

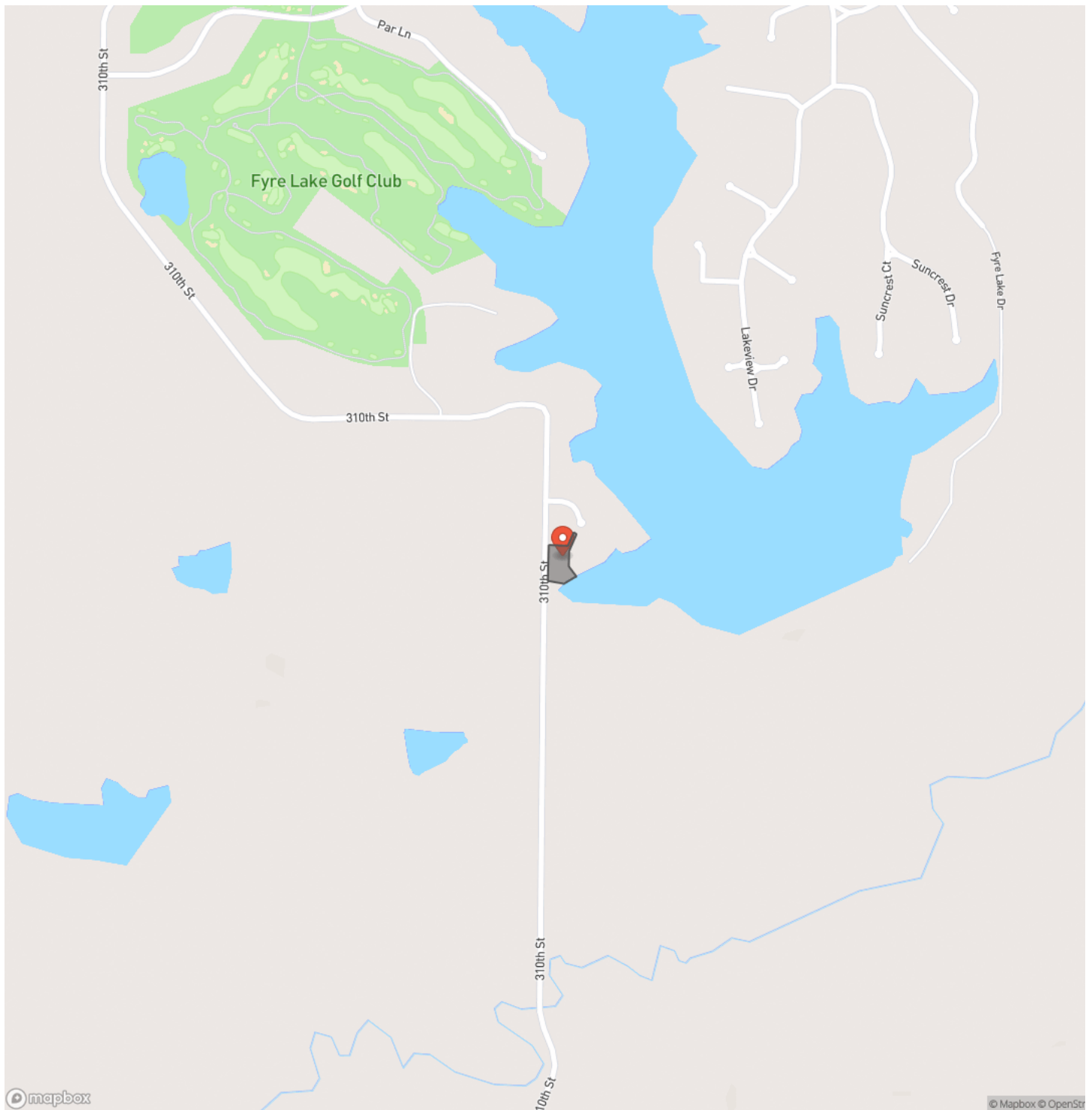
KEY FEATURES

- 107 feet of natural shoreline with good depth for a future private dock
- Gently sloped, open-build lot overlooking a 135-acre recreational lake
- Community water, electric, and fiber optic internet on-site
- Access to boating, skiing, swimming, and exceptional fishing across three lakes
- Nicklaus Design 18-hole golf course inside the development
- Blacktop road frontage plus cul-de-sac access on Buena Vista Court
- Sherrard School District
- Recent plat of survey available for review

Mercer County, Illinois 0.62 Acre Lot for Sale
Sherrard, IL / Mercer County

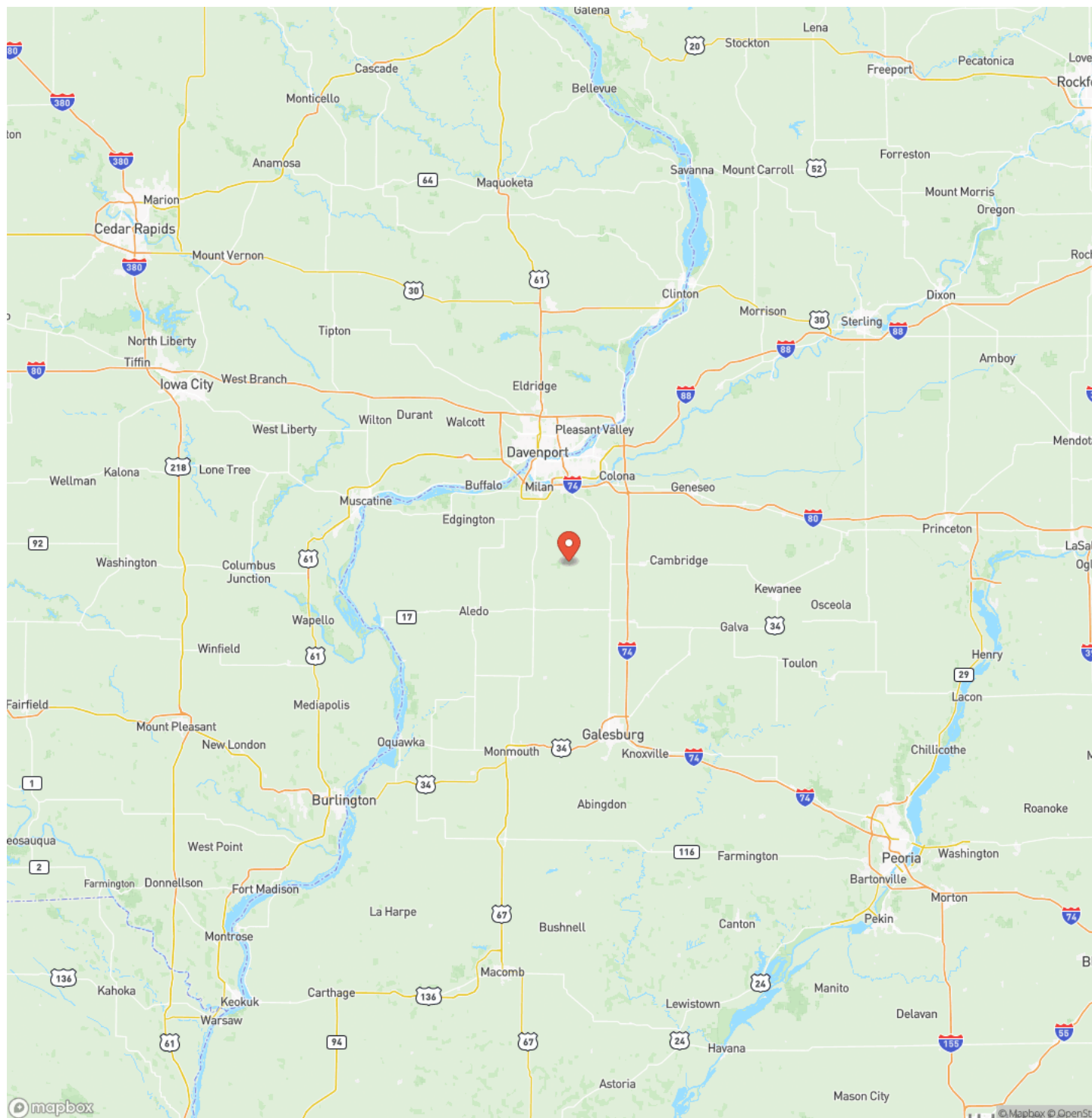


Locator Map



Mercer County, Illinois 0.62 Acre Lot for Sale Sherrard, IL / Mercer County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Mercer County, Illinois 0.62 Acre Lot for Sale Sherrard, IL / Mercer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Burns

Mobile

(309) 368-0370

Email

chase@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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