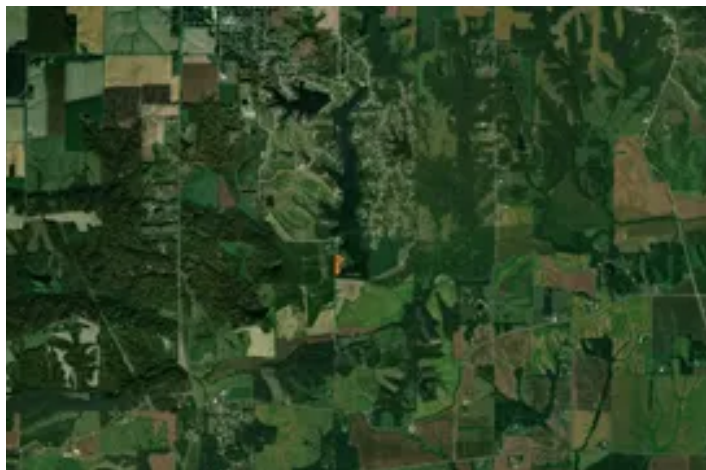


Mercer County, Illinois 0.77 Acre Lot for Sale
3111 Buena Vista Ct
Sherrard, IL 61281

\$59,900
0.770± Acres
Mercer County



Mercer County, Illinois 0.77 Acre Lot for Sale
Sherrard, IL / Mercer County

SUMMARY

Address

3111 Buena Vista Ct Lot 8

City, State Zip

Sherrard, IL 61281

County

Mercer County

Type

Lakefront, Lot

Latitude / Longitude

41.297296 / -90.493087

Acreage

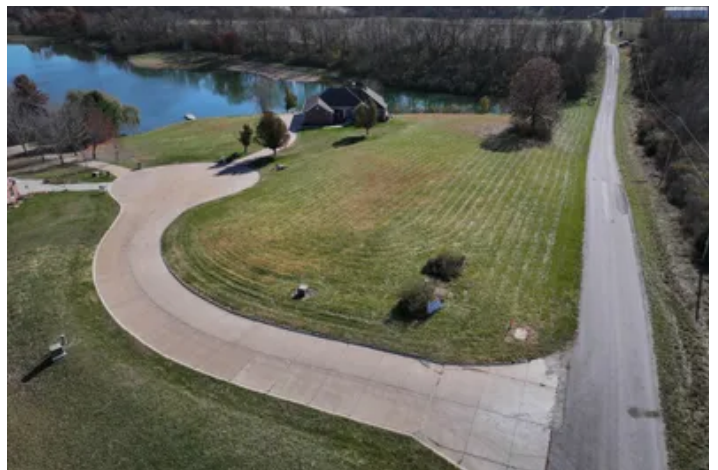
0.770

Price

\$59,900

Property Website

<https://landguys.com/property/mercercounty-illinois-0-77-acre-lot-for-sale-mercercounty-illinois/94549/>



Mercer County, Illinois 0.77 Acre Lot for Sale

Sherrard, IL / Mercer County

PROPERTY DESCRIPTION

Large lot with 124' feet of shoreline and prime building potential.

Lot 8 in Fyre Lake Southwest Estates sits on the quiet curve of Buena Vista Court and offers a wide 124 feet of natural shoreline, plenty of room for your private boat dock. The lot's gentle slope provides ideal orientation for a nice lawn and easy access off of Buena Vista Court, a concrete cul-de-sac. The elevation of this building site gives a generous view of the water.

At Fyre Lake, you're not just buying land — you're stepping into a community built around recreation. The 135-acre lake invites boating, water sports, and year-round fishing, while two additional association lakes provide even more opportunities to explore. With a Nicklaus Design golf course woven through the landscape, community well water and underground utilities available, Lot 8 is a premium canvas for your next chapter at the lake. Sherrard School District and only 23 minutes to the Quad Cities. Additional lot is also available if you desire more acreage.

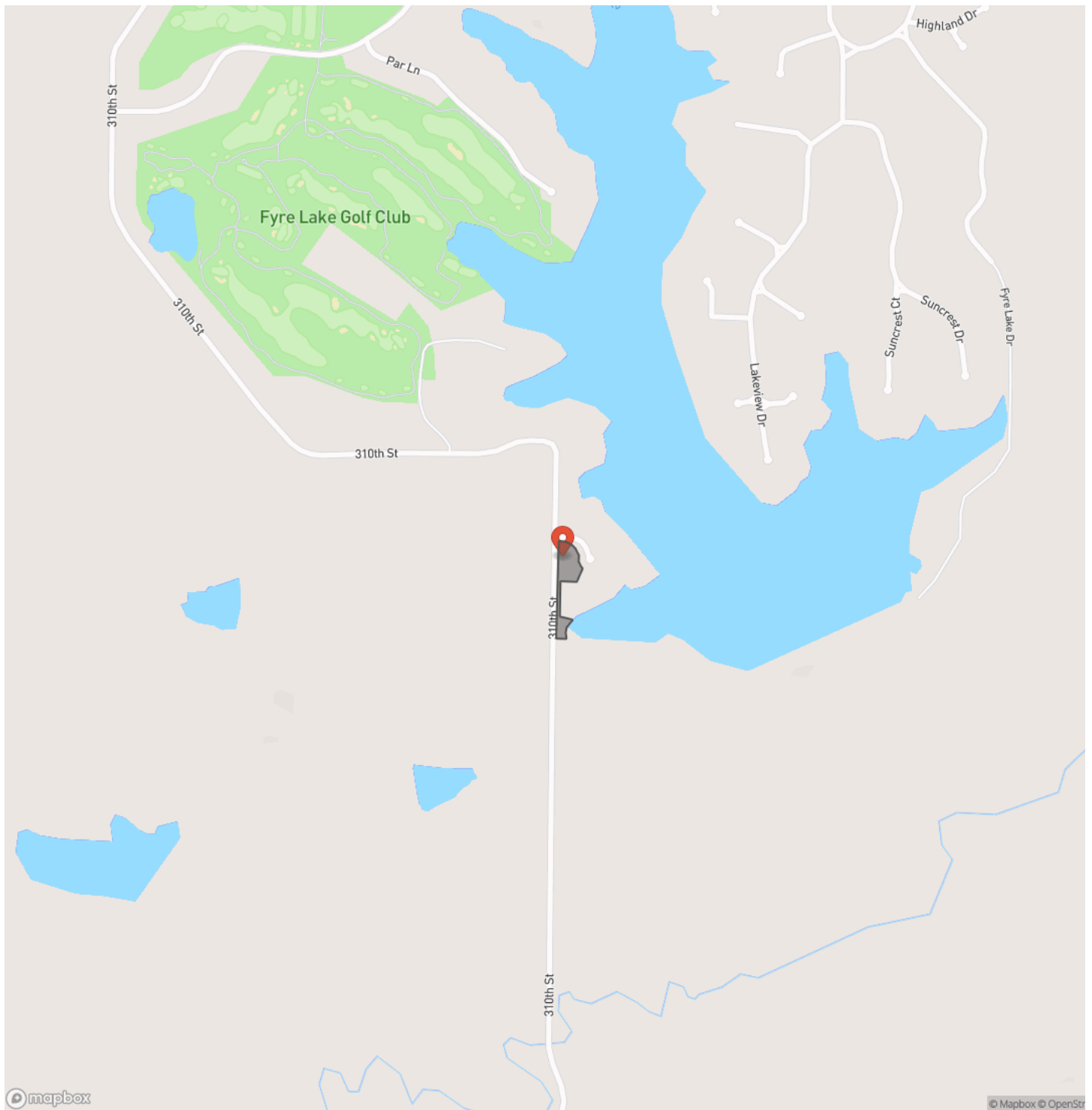
KEY FEATURES

- 124 feet of natural shoreline with good water depth for a future dock
- Larger 0.77-acre, gently sloped lot ideal for a custom lake home build
- Community well water, electric, and fiber optic internet already available
- Direct access to boating, skiing, swimming, and three high-quality fishing lakes
- On-site Nicklaus Design 18-hole golf course, tennis, volleyball and more
- Frontage on blacktop plus quiet concrete cul-de-sac on Buena Vista Court
- Sherrard School District
- Plat of survey available

Mercer County, Illinois 0.77 Acre Lot for Sale
Sherrard, IL / Mercer County

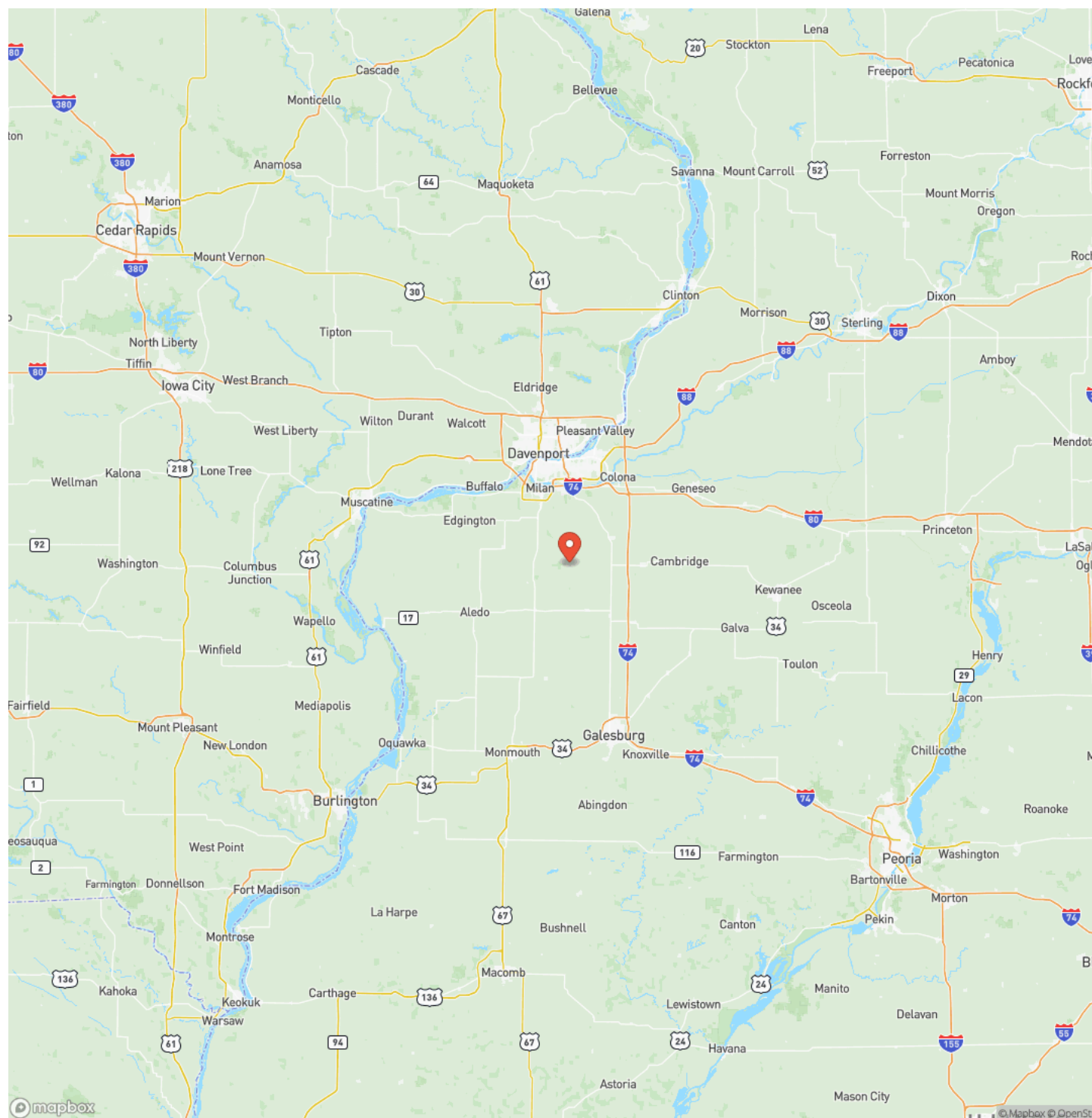


Locator Map



Mercer County, Illinois 0.77 Acre Lot for Sale Sherrard, IL / Mercer County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



MORE INFO ONLINE:

www.landguys.com

Mercer County, Illinois 0.77 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 blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run 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.

LandGuys
4331 Conestoga Dr
Springfield, IL 62711
(217) 899-1240
www.landguys.com
