

**15 Acres with 3 bed 2 bath house**  
453 Gordon Hill Rd  
Waverly, IL 62692

**\$499,999**  
15± Acres  
Morgan County



**15 Acres with 3 bed 2 bath house**  
**Waverly, IL / Morgan County**

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**SUMMARY**

**Address**

453 Gordon Hill Rd

**City, State Zip**

Waverly, IL 62692

**County**

Morgan County

**Type**

Residential Property

**Latitude / Longitude**

39.587509 / -90.02319

**Dwelling Square Feet**

2008

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

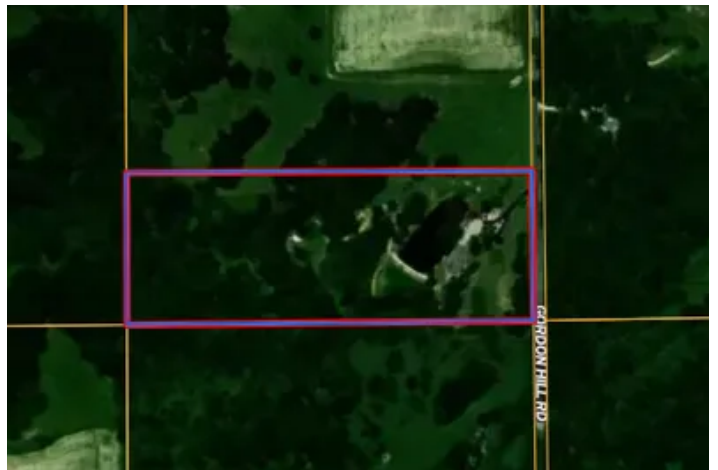
15

**Price**

\$499,999

**Property Website**

<https://legacylandco.com/property/15-acres-with-3-bed-2-bath-house-morgan-illinois/82032/>



## 15 Acres with 3 bed 2 bath house Waverly, IL / Morgan County

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### **PROPERTY DESCRIPTION**

BACK ON THE MARKET at no fault to the seller! This expansive 15-acre parcel offers a tranquil rural setting. Located on Gordon Hill Road in Waverly IL, just 20 minutes from Jacksonville IL. The property provides ample space for various uses, whether you are an avid outdoorsman or looking for that forever home. There is a fully stocked pond, 3 bed 2 bath house, office/den, with real hard wood floors! Wood burning stove and wood burnig fireplace. Attached 2 car garage, and a partially finished basement featuring a walk out patio. A beautiful black top drive as well as a detached garage with potential living quarters. The property has and abundance of mature white oaks as well has mowed trails through out the 15 acres. Contact lising agent Adam Calhoon or Ericka Smith for showing.

Adam Calhoon

[217-843-1360](tel:217-843-1360)

Ericka Smith

[217-971-5279](tel:217-971-5279)

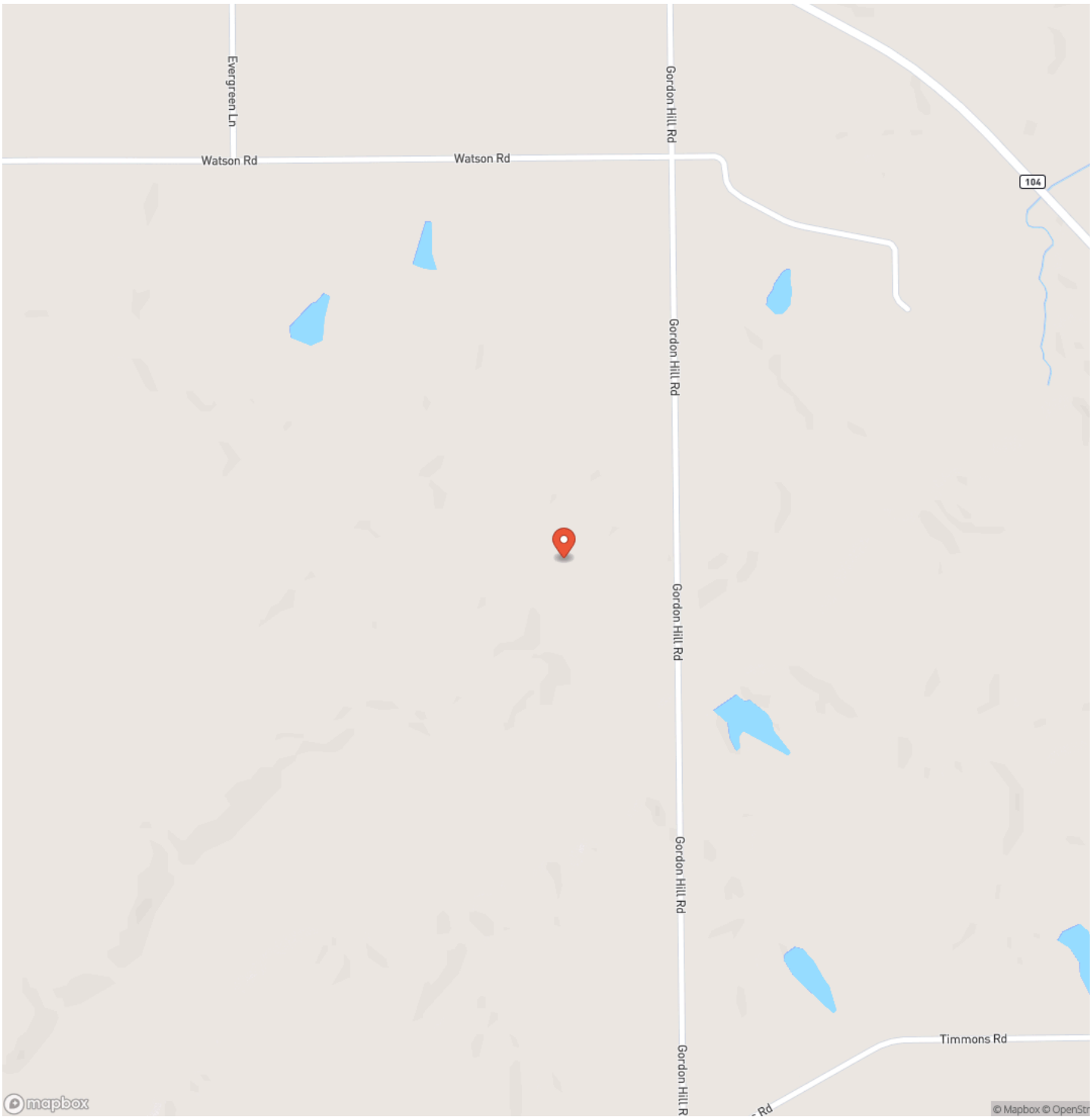
Being sold AS IS.



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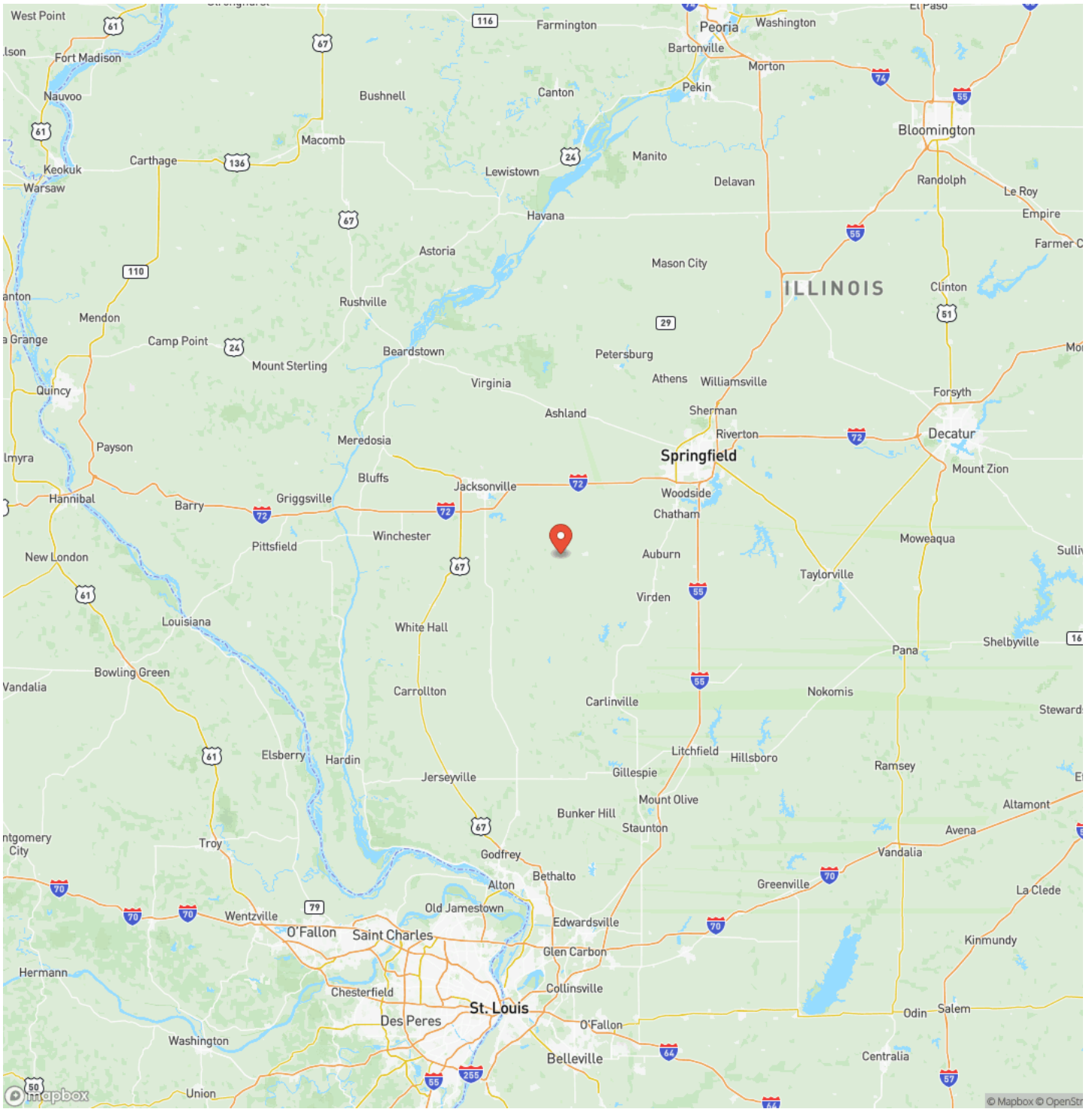


Locator Map



## Waverly, IL / Morgan County

## Locator Map





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Waverly, IL / Morgan County

## Satellite Map



**15 Acres with 3 bed 2 bath house**  
**Waverly, IL / Morgan County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Adam Calhoun

## Mobile

(217) 843-1360

## Email

acalhoon@legacylandco.com

**Address**

306 Scott Road

## City / State / Zip

## NOTES





## NOTES

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.

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**Legacy Land Co LLC**  
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Covington, IN 47932  
(765) 585-8207

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