

13 Acres near Rustic Acres Estates
106 Lakeview Dr
Colona, IL 61241

\$250,000
13.25± Acres
Henry County



**13 Acres near Rustic Acres Estates
Colona, IL / Henry County**

SUMMARY

Address

106 Lakeview Dr

City, State Zip

Colona, IL 61241

County

Henry County

Type

Undeveloped Land

Latitude / Longitude

41.503959 / -90.267706

Acreage

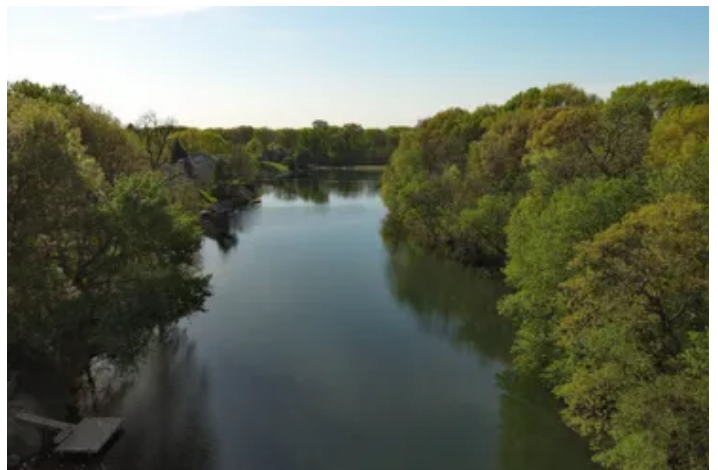
13.25

Price

\$250,000

Property Website

<https://legacylandco.com/property/13-acres-near-rustic-acres-estates/henry/illinois/81314/>



13 Acres near Rustic Acres Estates Colona, IL / Henry County

PROPERTY DESCRIPTION

Discover an exceptional opportunity to own 13.25 acres of prime land near Rustic Acres Estates in Colona, Illinois. Boasting 925 feet of stunning lake frontage, this expansive parcel offers breathtaking views and endless possibilities for a dream homestead. Currently farmed for cash rent, the property is a sound investment with immediate income potential. Located within the highly regarded Geneseo school district, it's perfect for families seeking quality education. A convenient gravel road easement ensures easy access to this serene yet accessible location. Just 10 miles from both Geneseo and Moline, and only 15 miles from Davenport, you're minutes away from urban amenities while enjoying rural tranquility. Whether you envision a private estate or a new residential development, this versatile land is ready to bring your vision to life. Don't miss this rare chance to own a piece of Illinois paradise!

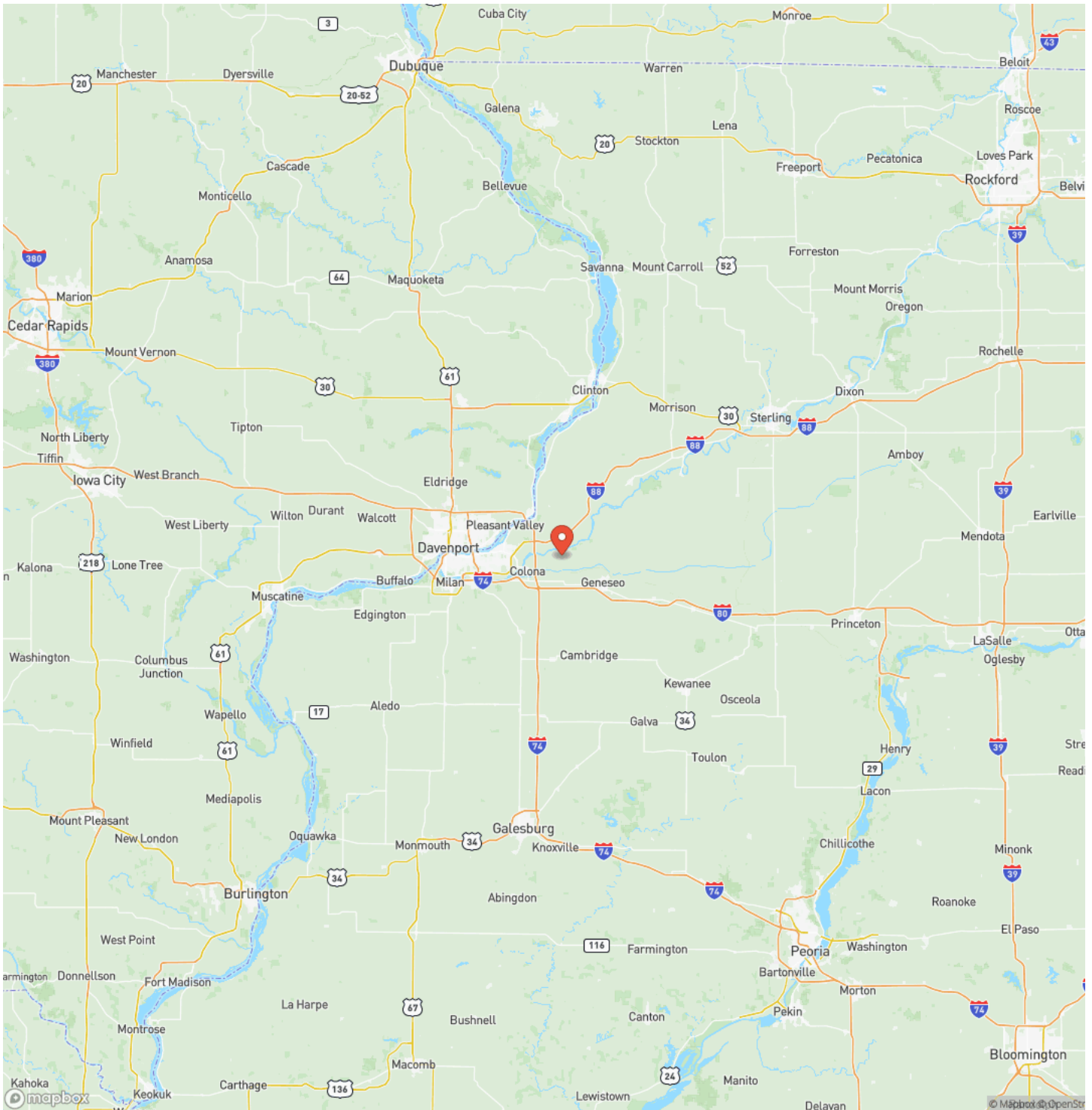
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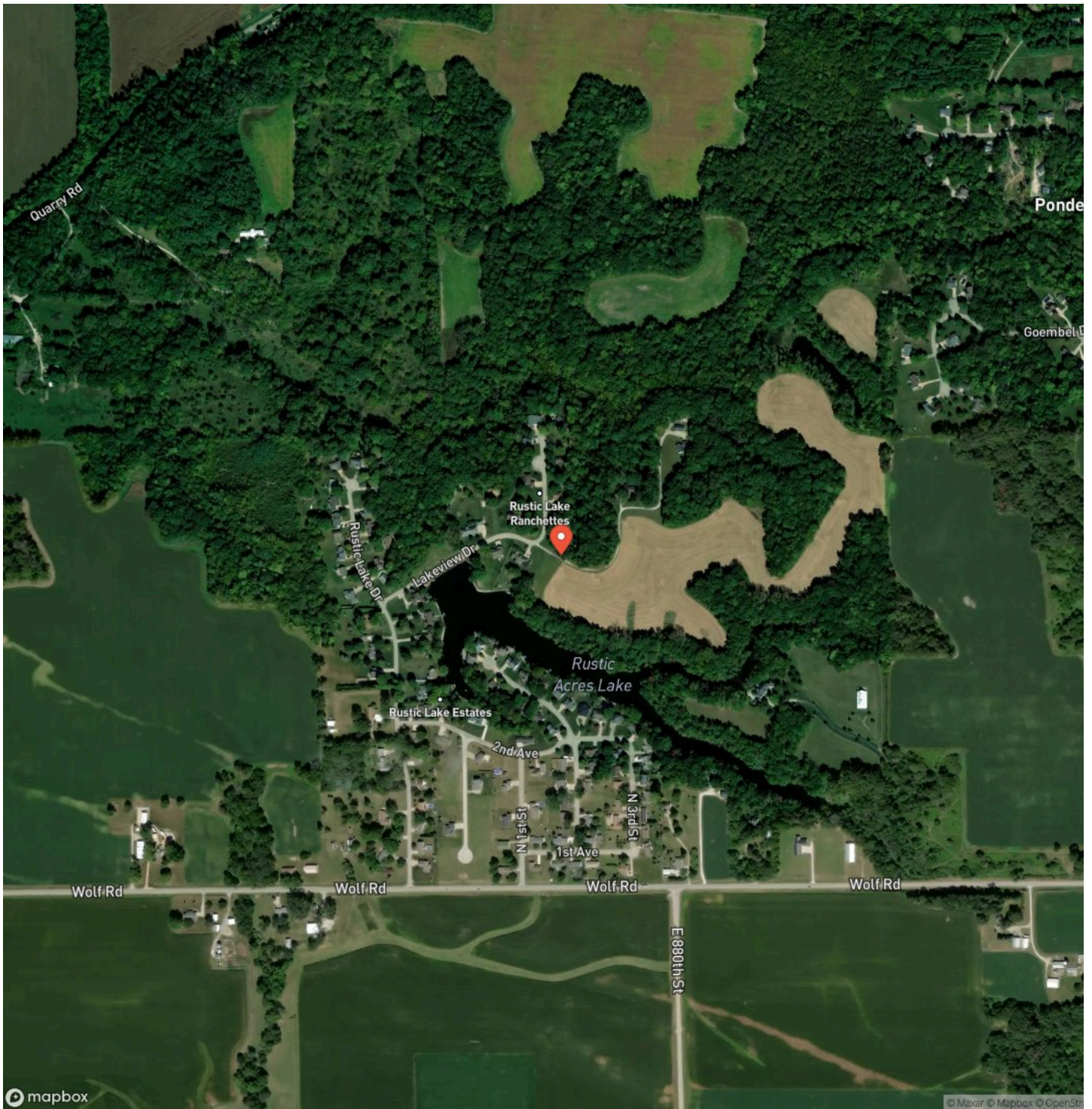
Locator Map



Locator Map



Satellite Map



13 Acres near Rustic Acres Estates Colona, IL / Henry County

LISTING REPRESENTATIVE

For more information contact:



Representative

Beau Smith

Mobile

(309) 236-1088

Email

bsmith@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

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

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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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