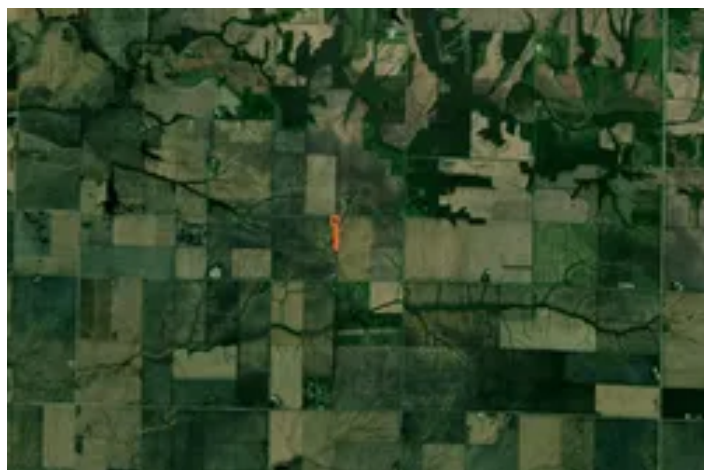


Mercer County, Illinois 4.3 Acres of Land For Sale
2351 55th Ave
Aledo, IL 61231

\$106,500
4.300± Acres
Mercer County



Mercer County, Illinois 4.3 Acres of Land For Sale

Aledo, IL / Mercer County

SUMMARY

Address

2351 55th Ave

City, State Zip

Aledo, IL 61231

County

Mercer County

Type

Undeveloped Land, Business Opportunity, Lot

Latitude / Longitude

41.14569 / -90.637478

Acreage

4.300

Price

\$106,500

Property Website

<https://landguys.com/property/mercercounty-illinois-4-3-acres-of-land-for-sale-mercercounty-illinois/79894/>



Mercer County, Illinois 4.3 Acres of Land For Sale

Aledo, IL / Mercer County

PROPERTY DESCRIPTION

Looking for a scenic place to build a home, or just store equipment and toys? This Mercer County rural acreage sports a well and a newer 30'X54' Cleary Building that makes it a great place to build a future home, or just keep the things you don't have space for at your current residence. The building was originally constructed with the plan of finishing it out as a barndominium, and has water and drain lines plumbed in the floor, for kitchen and bathroom. A 200amp electrical panel is ready for you to wire the building to suite your needs. A huge 20'X12' overhead door is controlled by a liftmaster automatic opener and the 15.5" sidewalls give plenty of room for storage racks or a car hoist to be installed. And the concrete floor is complete with a trench drain, so it makes a fantastic shop. Behind the Cleary building are several apple trees, and the length of the property includes a long thin strip of timber that could make it a great place to construct a shooting range. Other improvements include a 20X16 storage shed with concrete, and a 23X24 "party barn" with a built-in bar and a hot tub. A three-bedroom mobile home (currently occupied) is also included with the sale and conveys with real estate. The property is being offered in "AS-IS" condition. This land has two driveways, with one being in Mercer County School District and one in Sherrard School District.

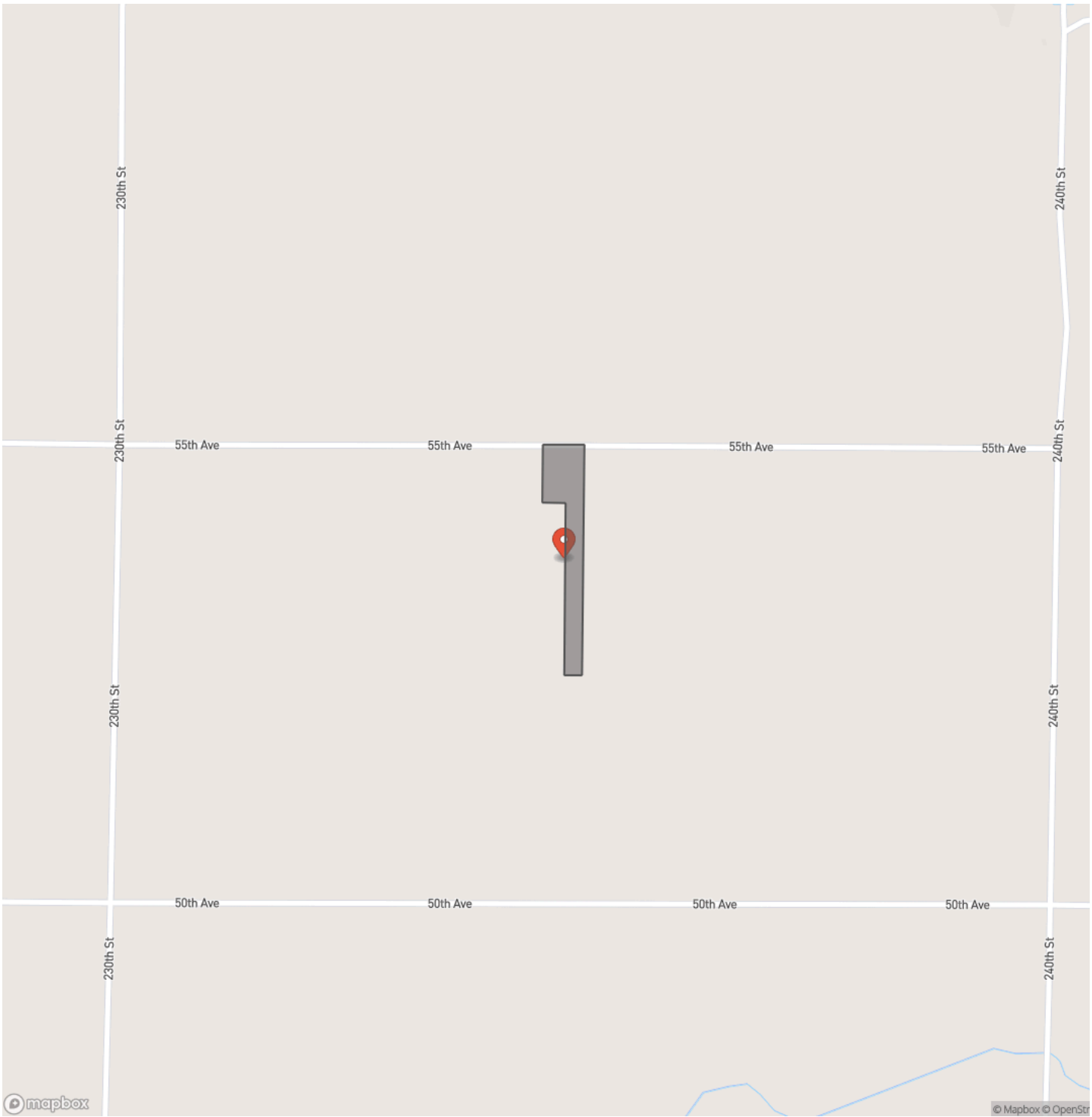
KEY FEATURES

- Newer 30'x54' Cleary building
- Well and 200amp electric panel
- Plumbed for kitchen & bath
- 20'x12' overhead door + opener
- Concrete floor with trench drain
- Party barn with hot tub
- Apple trees and timber strip
- Two driveways, dual school districts
- Mobile as is

Mercer County, Illinois 4.3 Acres of Land For Sale
Aledo, IL / Mercer County



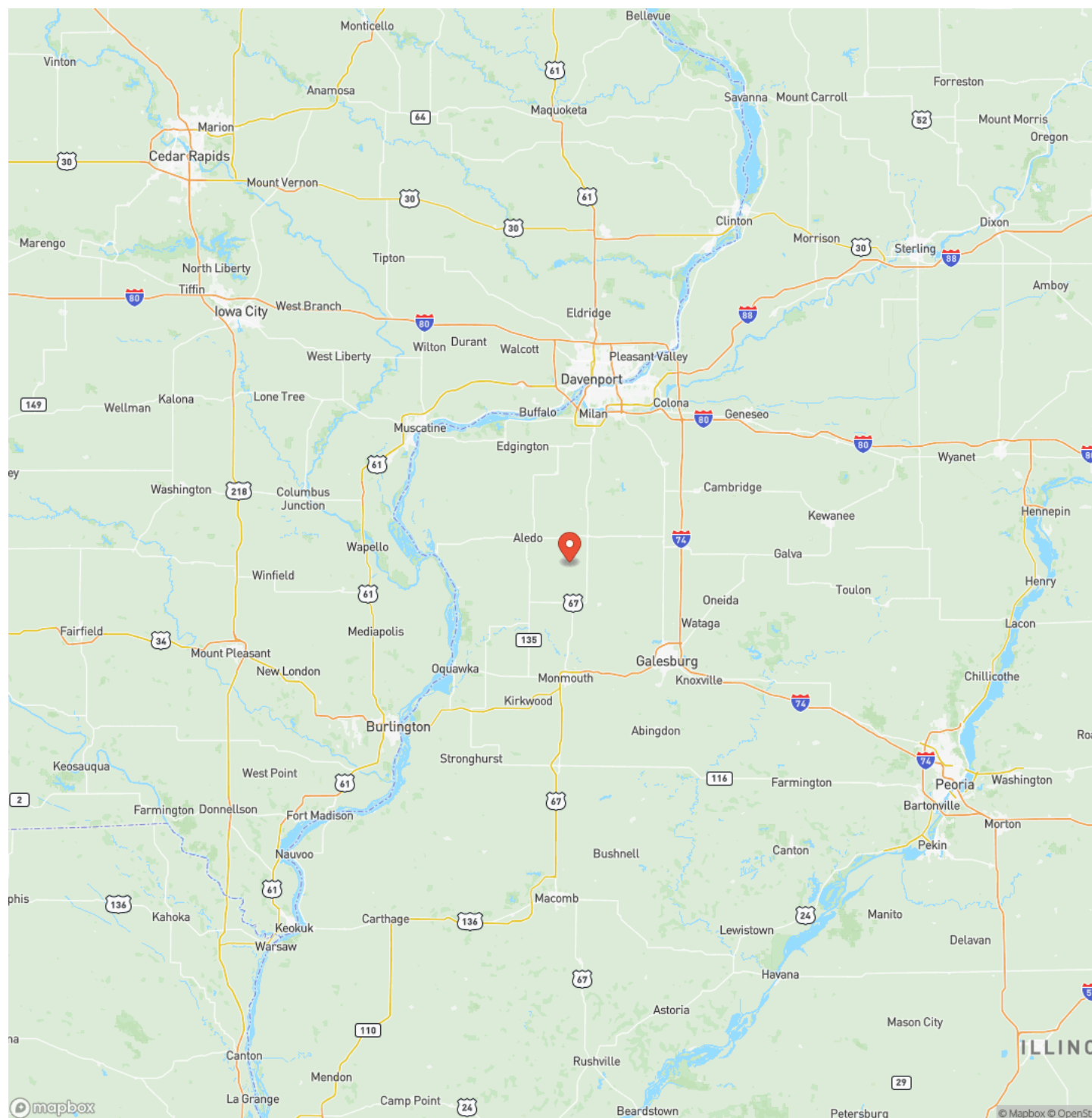
Locator Map



Mercer County, Illinois 4.3 Acres of Land For Sale

Aledo, IL / Mercer County

Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Mercer County, Illinois 4.3 Acres of Land For Sale Aledo, 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
