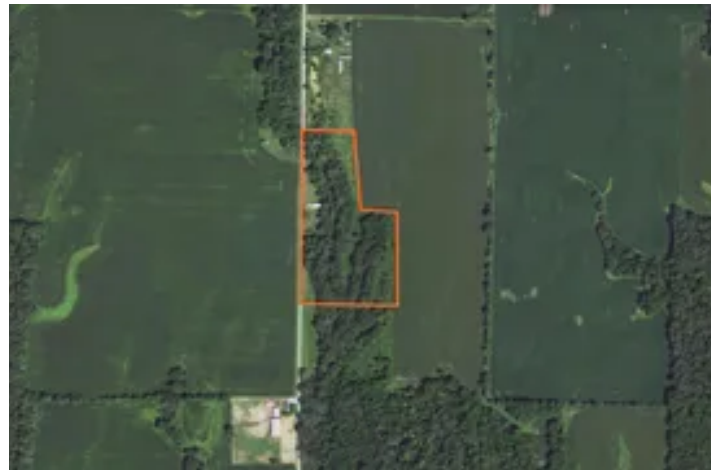


Mercer County, Illinois 15 Acres of Land For Sale
601-799 105th St
Joy, IL 61260

\$185,000
15± Acres
Mercer County



Mercer County, Illinois 15 Acres of Land For Sale
Joy, IL / Mercer County

SUMMARY

Address

601-799 105th St

City, State Zip

Joy, IL 61260

County

Mercer County

Type

Hunting Land, Recreational Land

Latitude / Longitude

41.175357 / -90.887763

Acreage

15

Price

\$185,000

Property Website

<https://landguys.com/property/mercercounty-illinois-15-acres-of-land-for-sale-mercercounty-illinois/77181/>



Mercer County, Illinois 15 Acres of Land For Sale

Joy, IL / Mercer County

PROPERTY DESCRIPTION

This land is an outstanding recreational property, with a great spot to build a home. Located in western Mercer County, IL, this land is not far from the Mississippi River, where you can fish and pleasure boats all summer long. The property boasts a recently constructed steel framed 23'X50' building with new electrical service, concrete floors, a loft with finished living space, a kitchenette and full bath, heated and cooled with a mini-split unit. An additional 14'X47' insulated lean-to would be perfect for parking your boats and river toys, as well as SXS, utility tractor or other equipment. The main shop features a 12'X12' OH door, and the lean-to features a 10'X10' OH door. A 395' deep well was also recently installed. The land features nearly 10 acres of thick timber, loaded with deer sign, and small game. It has a seasonal creek that flows through the middle, which would be a suitable place for a pond. The backside has a couple of nice, hidden openings that would make great food plot locations. The frontage is all fenced, and the entrance has lockable gates for security. Mercer County School District. Make this your own getaway property, hunting basecamp, or future homesite to retire to! Located 3 minutes south of Joy, IL, or 45 minutes south of the Quad Cities in IL.

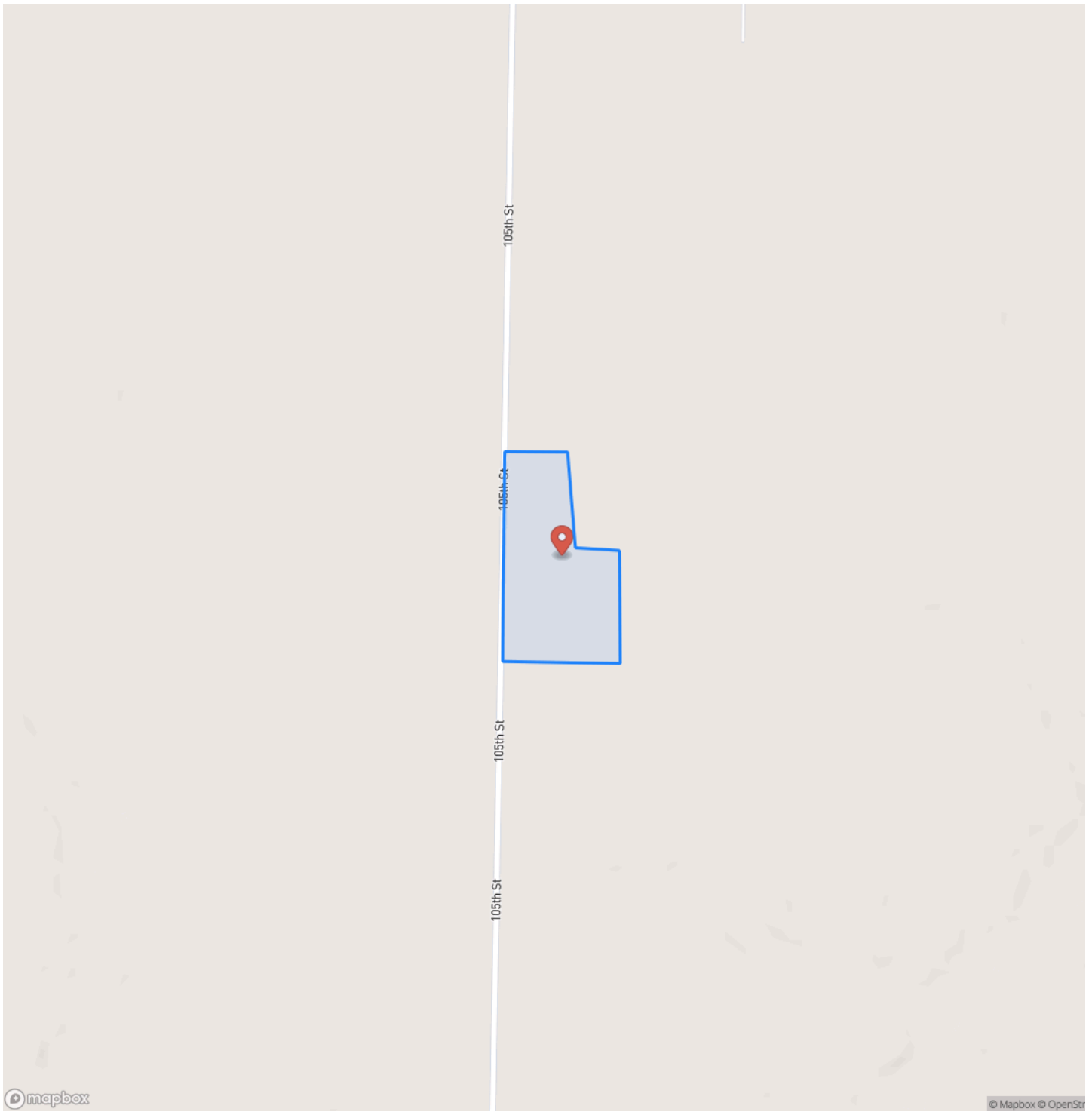
KEY FEATURES

- 15 total acres zoned
- 23'X50' steel framed building with living quarters
- Great for hunting basecamp
- 14'X47' insulated lean-to with concrete floor
- 395' deep well newly installed
- ~10 acres of thick timber with heavy deer traffic
- Secluded openings for food plotting
- Fenced and gated road frontage for security
- Mercer County School District
- 2023 taxes \$2,303.94

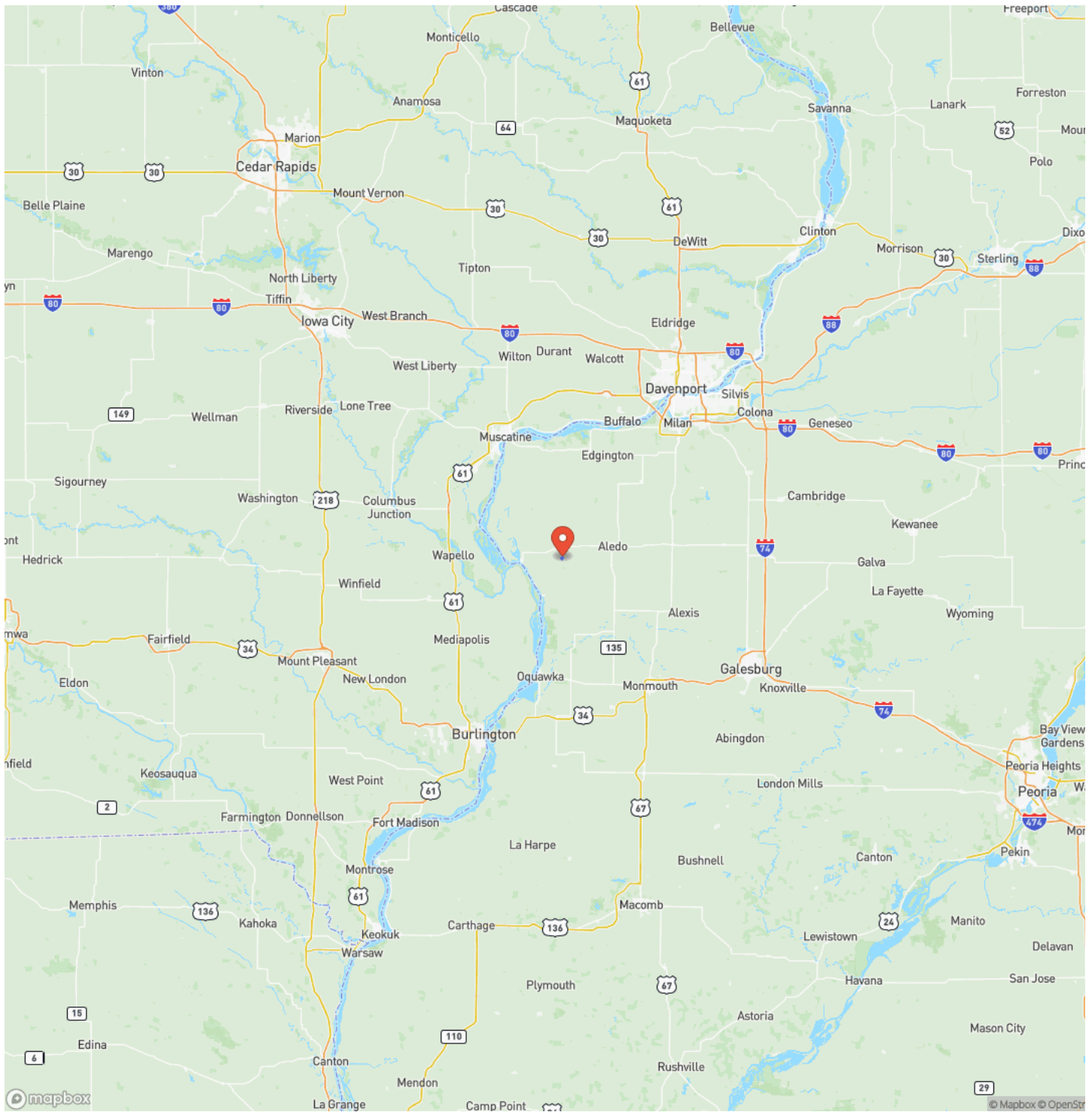
Mercer County, Illinois 15 Acres of Land For Sale
Joy, IL / Mercer County



Locator Map



Locator Map



MORE INFO ONLINE:

www.landguys.com

Satellite Map



Mercer County, Illinois 15 Acres of Land For Sale
Joy, IL / Mercer County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chase Burns

Mobile

(309) 368-0370

Email

chase@landguys.com

Address

City / State / Zip

North Henderson, IL 61466

NOTES

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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