



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

135± Acre Income Producing Recreational Tract for Sale - Monroe County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 Maeystown Road/Lakeview Dr.
Waterloo, IL 62298

PRICE: \$1,900,000

ACRES: 135

COUNTY: Monroe

PROPERTY HIGHLIGHTS:

- 135± acres
- Great investment opportunity
- 110± ac income producing tillable ground
- Potential subdivision development
- Breathtaking views
- Small lake
- Creek
- Potential larger lake sites
- 20 minutes from St. Louis

PROPERTY DESCRIPTION:

This 135± acre farm located in Waterloo, Illinois offers an exceptional investment opportunity. With 110± acres of tillable land, the farm generates a significant return on investment each year. And its prime location makes it an ideal spot for potential subdivision development.

The property offers stunning home sites boasting some of the most breathtaking views in the Waterloo area. The farm is bordered by the Waterloo Waterworks land on one side and a picturesque creek on the east, providing a great sense of privacy.

For outdoor enthusiasts, the property provides plenty of opportunities for hunting, fishing, and recreation. The farm features a small lake on its north side, and there are also a couple valleys that could potentially be developed into a 10-18 acre lake.

Overall, this farm offers a diverse range of investment opportunities, from farming to development, to recreation, making it an excellent option for those seeking a multifaceted investment with long-term potential.



PRESENTED BY:

SHANE YEARIAN

Land Specialist - IL

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

Trophy Properties and Auction

15480 Clayton Road

Suite 101

Ballwin, MO 63011

www.Trophyapa.com

leads@trophyapa.com



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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals