



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

# 9.25 Acre Timber Tract for Sale - Monroe County

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



**PROPERTY ADDRESS:**

5704 LL Road  
Waterloo, IL 62298

**PRICE:** \$115,000

**ACRES:** 9.25

**COUNTY:** Monroe

**PROPERTY HIGHLIGHTS:**

- Potential build sites with great views
- Very secluded
- Mature timber
- Great trail system
- Outstand hunting
- Water and electric on the main road
- 10 min from Waterloo
- 30 min from St Louis

**PROPERTY DESCRIPTION:**

Finding small parcels like this in Waterloo, Illinois, Monroe County is pretty rare. There's a fantastic spot for a home on the first ridge with amazing views of the valley. The Seller has already created a trail system that goes all the way through the property, perfect for easy access. The land is filled with signs of deer and turkeys, like rubs and scrapes. Clearing 2 acres in the back of the property could create a great food plot. If you enjoy riding 4-wheelers or hiking, this property is great for that too!



**PRESENTED BY:**

**SHANE YEARIAN**

**Land & Home Specialist - IL**

M: (618) 830-2825

P: (855) 573-5263 x710

E: syearian@trophyapa.com

**Trophy Properties and Auction**

640 Cepi Drive, Suite 100  
Chesterfield, MO 63005

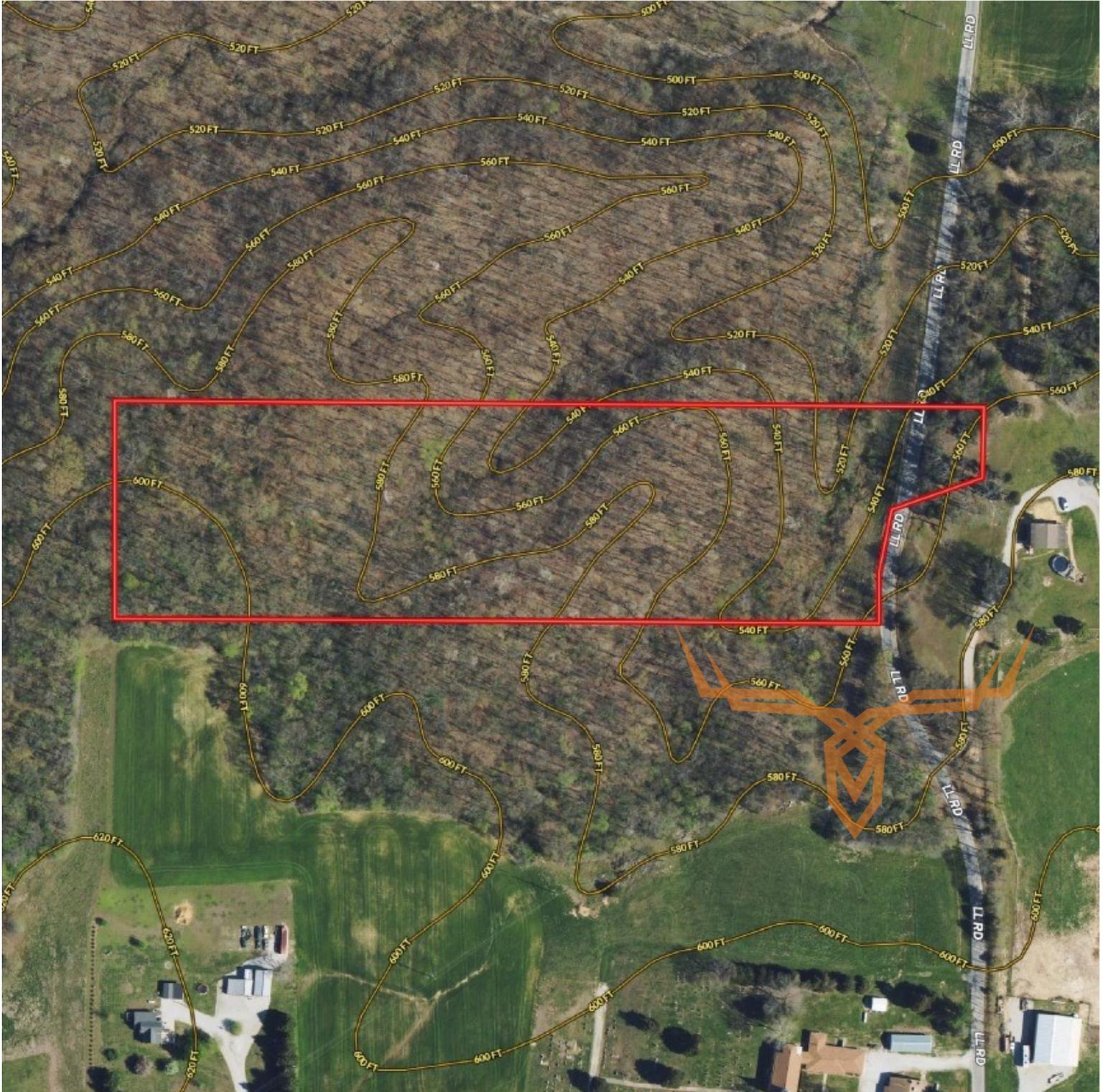
www.Trophyapa.com  
leads@trophyapa.com



# 9.25 Acre Timber Tract for Sale - Monroe County

**TROPHY**  
PROPERTIES AND AUCTION  
LAND | RECREATIONAL | RESIDENTIAL

[www.TrophyPA.com](http://www.TrophyPA.com) • (855) 573-5263 • [leads@trophy.com](mailto:leads@trophy.com)



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