

Triple Lot with Utilities Near the Park in Brocton
302 s Howard
Brocton, IL 61917

\$9,500
0.610± Acres
Edgar County



Triple Lot with Utilities Near the Park in Brocton Brocton, IL / Edgar County

SUMMARY

Address

302 s Howard

City, State Zip

Brocton, IL 61917

County

Edgar County

Type

Lot

Latitude / Longitude

39.712616 / -87.930697

Taxes (Annually)

97

Acreage

0.610

Price

\$9,500

Property Website

<https://indianalandandlifestyle.com/property/triple-lot-with-utilities-near-the-park-in-brocton-edgar-illinois/56084/>



Triple Lot with Utilities Near the Park in Brocton Brocton, IL / Edgar County

PROPERTY DESCRIPTION

Discover the perfect opportunity to build your dream home or investment property on this exceptional 0.61-acre corner lot in charming Brocton, IL. Nestled adjacent to the serene town park, this lot offers a picturesque setting with ample space for your vision. This lot has recently been cleaned up with the removal of the remnants of the previous home.

Key Features:

- **0.61 Acres:** Generous lot size ideal for various development possibilities.
- **Prime Corner Location:** Enhanced accessibility and visibility.
- **Utilities Available:** Ready for immediate construction with all utilities available.
- **Adjacent to Town Park:** Enjoy the natural beauty and recreational opportunities right next door.

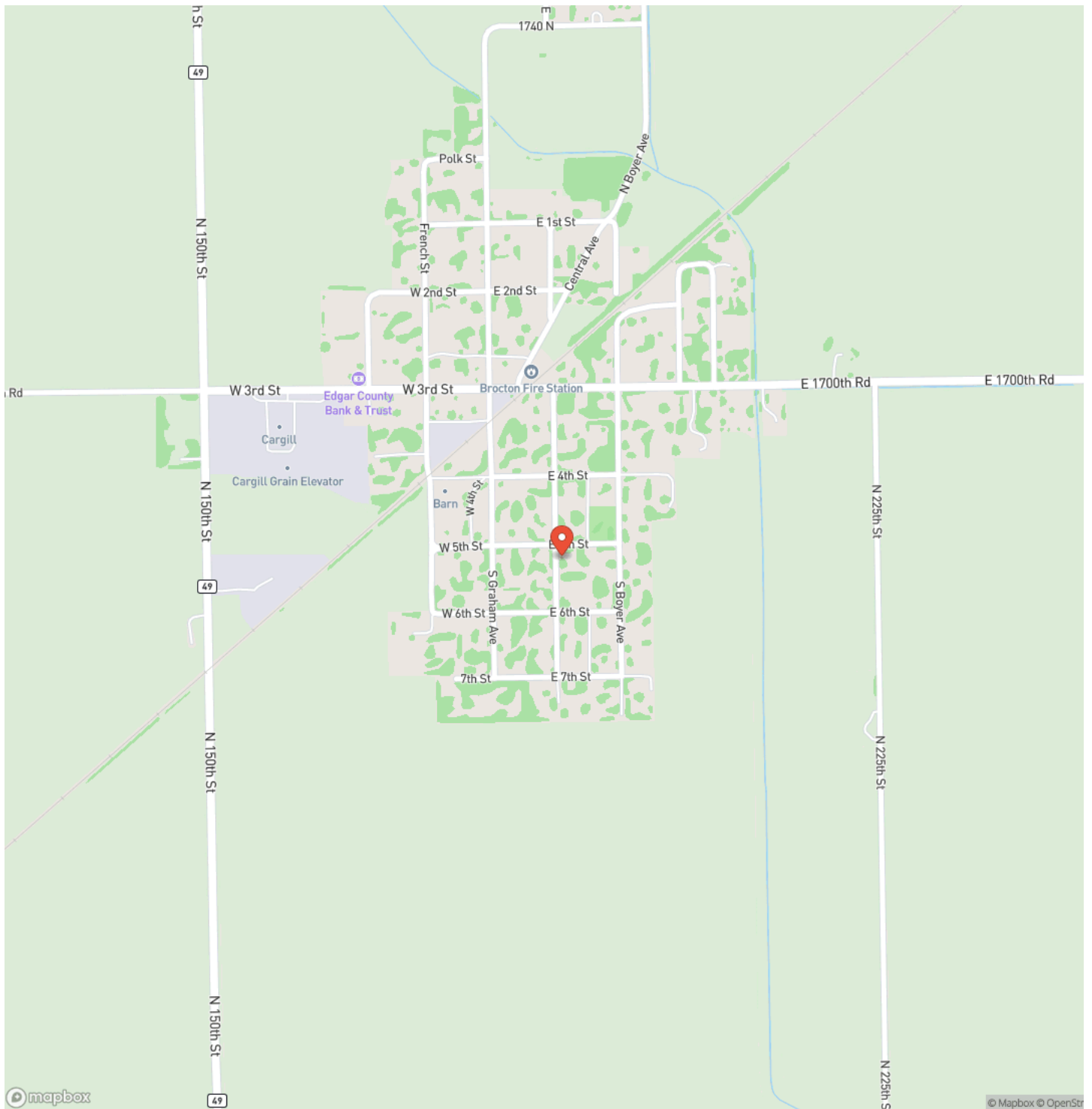
Don't miss out on this unique chance to own a prime piece of real estate in a peaceful, community-oriented neighborhood.

Call Land Specialist Floyd Young at [217.304.4974](tel:217.304.4974) to see it today!

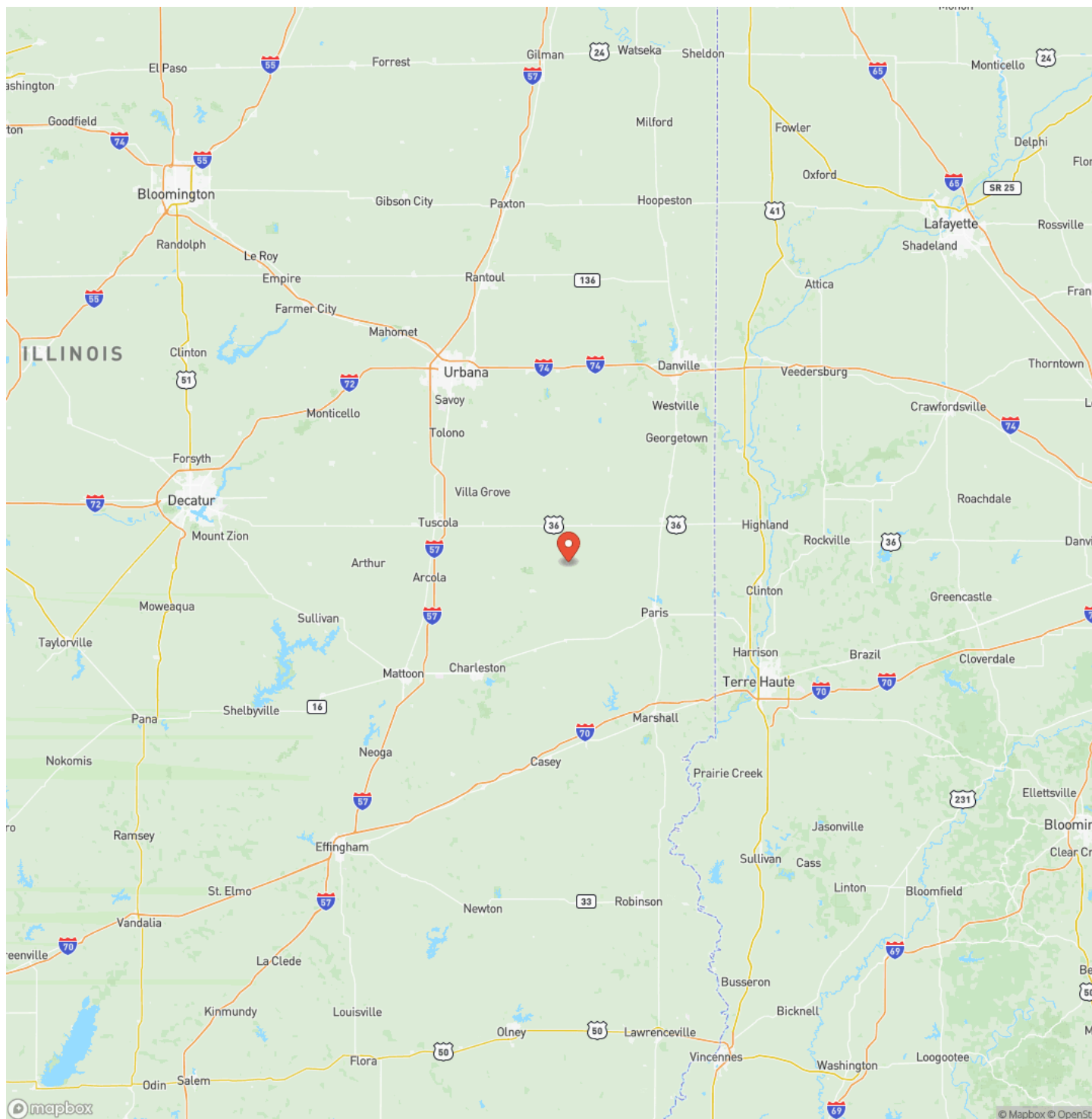
Triple Lot with Utilities Near the Park in Brocton
Brocton, IL / Edgar County



Locator Map



Locator Map



Satellite Map



Triple Lot with Utilities Near the Park in Brocton Brocton, IL / Edgar County

LISTING REPRESENTATIVE

For more information contact:



Representative

Floyd Young

Mobile

(217) 304-4974

Email

fyoung@mossyoakproperties.com

Address

17023 E 1800th Rd

City / State / Zip

Chrisman, IL 61924

NOTES

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This image shows a single 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.



<https://indianalandandlifestyle.com/>

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.

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