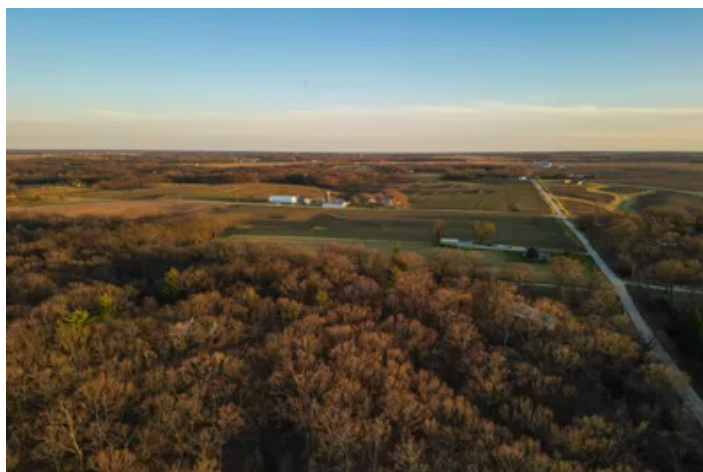


Premier Rural Build Site
1072 E 2000th St
Liberty, IL 62347

\$90,000
8± Acres
Adams County



Premier Rural Build Site
Liberty, IL / Adams County

SUMMARY

Address

1072 E 2000th St

City, State Zip

Liberty, IL 62347

County

Adams County

Type

Hunting Land, Recreational Land, Lot, Timberland

Latitude / Longitude

39.914868 / -91.123718

Acreage

8

Price

\$90,000

Property Website

<https://arrowheadlandcompany.com/property/premier-rural-build-site-adams-illinois/78956/>



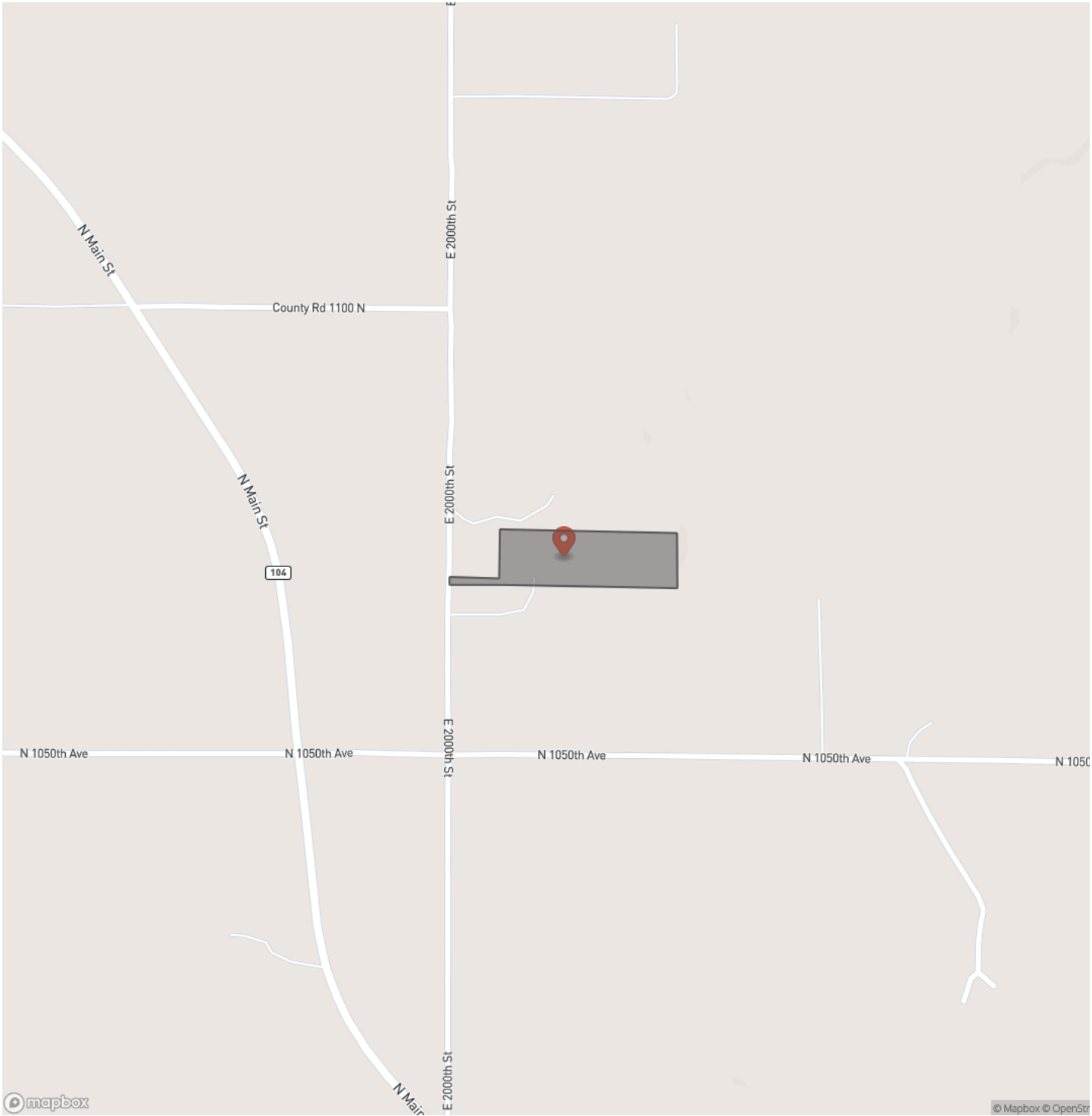
PROPERTY DESCRIPTION

Those looking for an excellent build site that truly checks all the boxes, look no further! Take a look at this 8 +/- acre property in Adams County, Illinois, located 1.8 +/- miles from Liberty and 10.7 +/- miles from Quincy. It offers all the benefits of a secluded rural property while still providing quick and easy access to the amenities of town. This property's close proximity to Liberty means fuel, food, refreshments, and the well-regarded Liberty schools are just a few minutes' drive away. Quincy, with its shopping, events, restaurants, and more, is also conveniently nearby. Onsite utilities, including water, electric, and septic, offer significant convenience and savings compared to properties without these features. A trailer home is currently onsite, which could either be fixed up or removed (and paid for). The timbered property also presents impressive wildlife activity, with healthy deer, turkey, and small game populations for those seeking a great recreational experience right out their back door. A trail system leading to the back of the property allows for easy walking or equipment access throughout. Additionally, mature white oaks on the property carry considerable timber value for a property of this size. A small-acreage piece with this much to offer is very hard to come by, so don't hesitate to make this one yours! All showings are by appointment only. If you would like more information or would like to schedule a private viewing, please contact Lowell Sparrow at [\(217\) 440-3395](tel:2174403395).

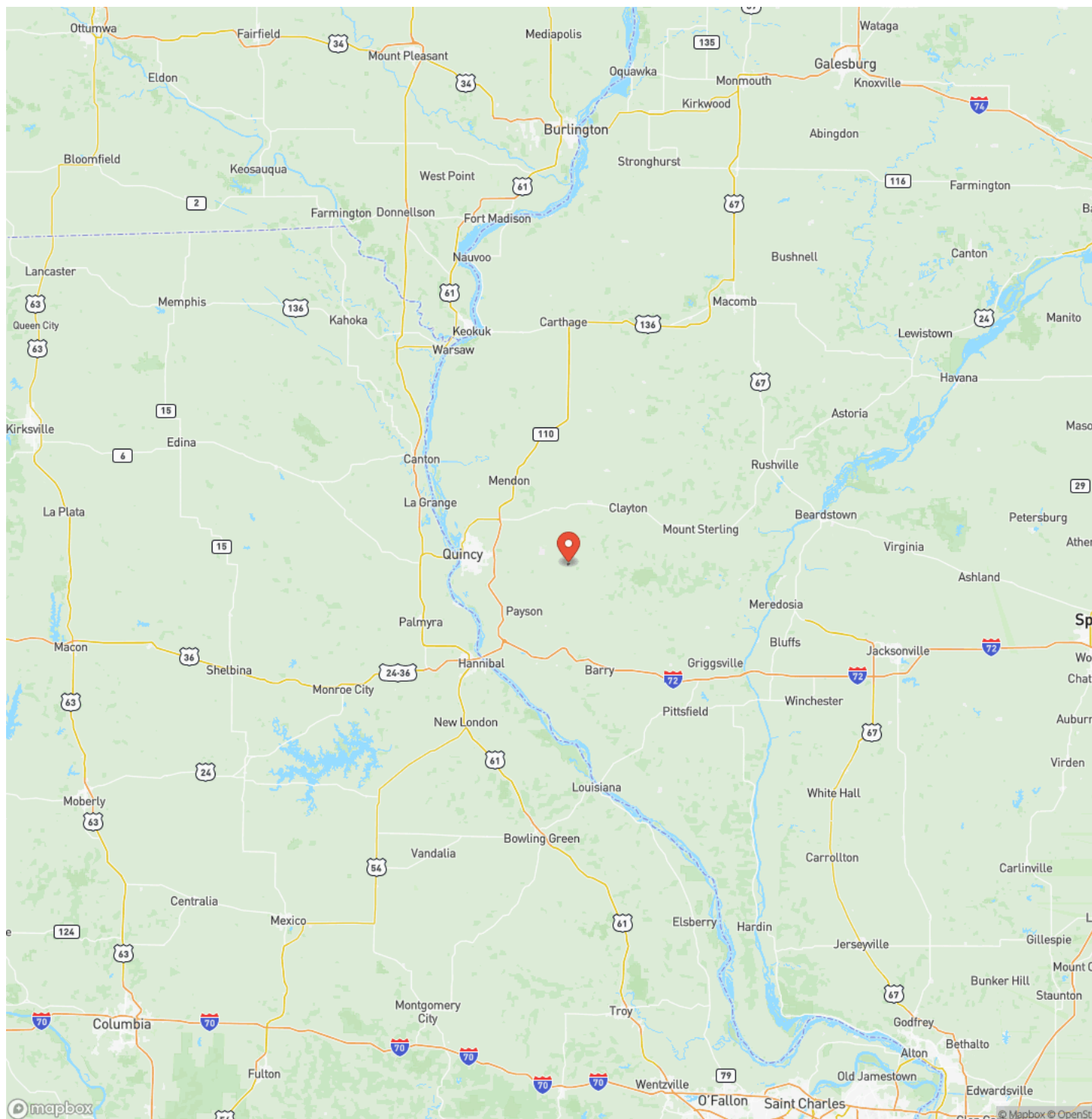
Premier Rural Build Site
Liberty, IL / Adams County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lowell Sparrow

Mobile

(217) 440-3395

Email

lowell.sparrow@arrowheadlandcompany.com

Address

City / State / Zip

NOTES

This image shows a single page of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins or other markings visible.

[illegible]

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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