

# ONLINE ONLY FARMLAND AUCTION

19.89± AC. BUSS ROAD, WATERLOO, IL 62298



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**BIDDING CLOSES: 6PM ~ TUESDAY, FEBRUARY 10, 2026**

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)

**19.89± ACRE  
PARCEL**

**MOSTLY TILLABLE  
GROUND**

14.89+/- Ac

St.Clair County Zoning

5.0+/- Ac

Monroe County Zoning

# GENERAL INFORMATION & AUCTION TERMS



**19.89± AC**  
TOTAL LOT SIZE

**AGRICULTURE**  
ST. CLAIR & MONROE COUNTY

**\$230**  
TOTAL '24 TAXES

This exceptional 20± acre tract of prime tillable and recreational land is ideally located just off Buss Road, in Waterloo, IL! The property consists of two parcels selling as one with a 14.89± acre parcel of 9± Acres of tillable ground which falls under the St. Clair zoning jurisdiction, and a second 5.0± acre lot consisting of mostly wooded recreational ground which falls under the Monroe County zoning jurisdiction. Both parcels are zoned Agriculture and would allow a single-family residence to be built under their respective zoning designations. No utilities are currently in place on the property; however electricity is available to be brought in by the new owner off Buss Road. Currently the property is best suited for private sewer and well. With its blend of agricultural productivity, recreation ground and residential potential, this property offers a rare and versatile opportunity in a desirable location. Whether you are looking to grow your farming footprint or build a countryside retreat with income-generating land, this tract delivers both promise and potential.

## PARCEL NUMBERS

P.I.N	Size	Amount
16-23.0-400-006 (St. Clair County)	14.89± Ac.	\$214
08-23-400-005-000 (Monroe County)	5± Ac.	\$16

Terms: \$10,000.00 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material



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