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## Online Only Real Estate Auction 8552 Naumann Drive, Waterloo, IL 62298

**3BR/2.5BA HOME**

**5.25± ACRES**

**RECENT UPDATES**



***Bidding Closes: 5pm  
Monday December 29, 2025***

***Viewing 12-2pm  
Sunday, December 21, 2025***

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions

**County:** Monroe • **2024 Taxes:** \$4,720

**Parcel Number:** 07-06-400-013-000

**Exemptions:** Owner Occupied

**Zoning:** Single Family

**Total Lot Size:** 5.25± Ac

**Schools:** Waterloo Dist. #5 & Waterloo HS

Terms: \$10,000 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



Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

# 8552 Naumann Drive Property Information

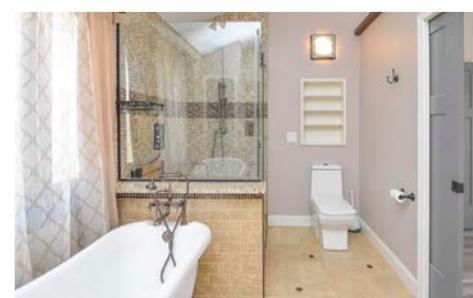
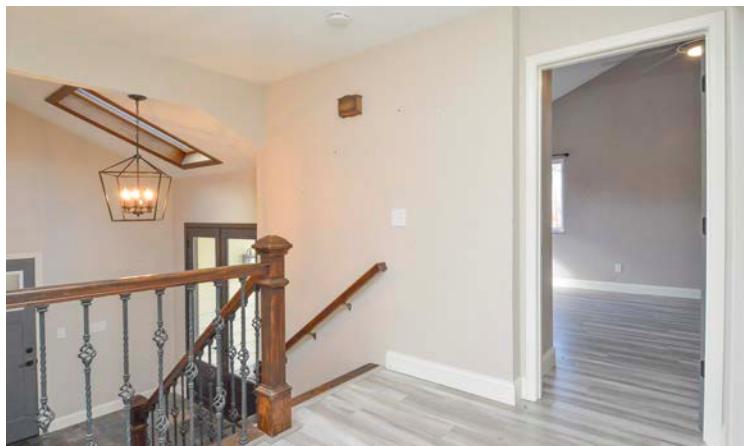
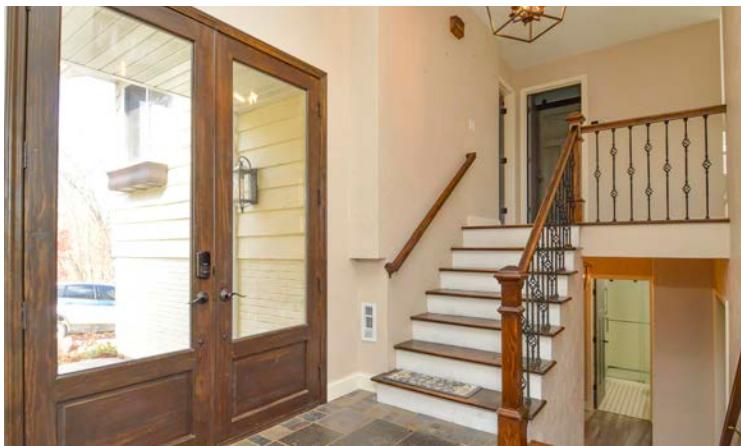
3BR/2.5BA ~ 1,899± Total Finished SF (Includes Finished Basement SF) • Year Built: 1978 • Forced Air Heating • Central AC (New '23) • Electric Furnace (New in '23) • Electric Water Heater (New in '23) • Water & Sewer: Well/Septic • Roof: Shingle • Electric: Circuit Breaker • Wood Burning Fireplace (2) • Basement: Fully Finished, Walk-Out ~ 897± Finished SF • 2-Car Attached Garage • 2-Car Detached Garage w/ Electric & Concrete Floor



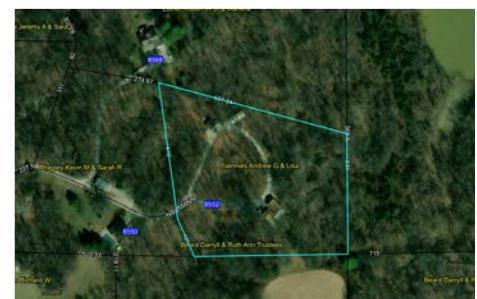
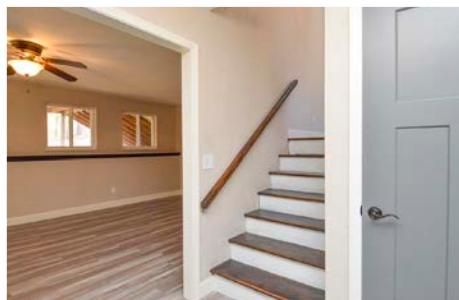
Arrive down a tree-lined drive to this lovingly cared-for split-level home, a true sanctuary nestled on 5.25± acres of rolling landscape, cleared areas, and mature woodlands. The morning sun filters through towering trees, warming the spacious living room where a stone hearth fireplace, premium LVP flooring, and generous windows create a welcoming atmosphere. The dining area opens seamlessly into a bright and practical kitchen, complete with custom cabinetry, stone countertops, a built-in wall pantry, and gleaming stainless-steel appliances. A cozy island invites weekend brunches and weekday coffee rituals, while a nearby half bath and separate laundry room keep daily chores tucked neatly away. The primary suite offers oversized closet space and a private bath featuring a soaking tub and stand-alone tiled shower, the perfect haven for unwinding. From the tiled foyer, step down into the fully finished lower level where two additional bedrooms share a beautifully outfitted three-quarter bathroom. A family room with walk-out access to the patio is highlighted by a wood-burning fireplace that sets the scene for cozy movie nights or lively game days. Outside, convenience meets versatility with an attached two-car garage recently updated with a new motor, and a detached two-car garage fully equipped with electric and a poured concrete floor, ideal for cars, toys, or workshop projects. An upper deck overlooks the expansive acreage which offers space to roam, garden, and entertain, while the covered hand-laid stone patio provides a charming spot for outdoor gatherings. With Waterloo schools, dining, and amenities just minutes away, this home blends the tranquility of country living with everyday convenience. Your next chapter, one filled with sunrise strolls, fireside evenings, and endless possibilities, begins here.



# *Additional Property Photographs*



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Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.