



**FOR SALE**

## **+/- 20 Acre Investment Parcel**

**0 19<sup>th</sup> Avenue, Coal Valley, IL 61240**

[TheHawkeyeGroup.com](http://TheHawkeyeGroup.com)



### **Property Features**

- **Sale Price: \$250,000**
- +/- 20 Acres comprised of mostly level cash crop & wooded areas
- Contiguous to Wooded Highlands Subdivision and located less than a mile from IL Rt 150
- Parcels #12-62-1 & 12-68
- Zoned AG-1
- Access from 1<sup>st</sup> St, left on 18<sup>th</sup> Ave, left on 3<sup>rd</sup> St, right on W 19<sup>th</sup> Avenue

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