

## 22+/- Acre Residential Development Site

1709 Bowler Rd., O'Fallon, Illinois 62269  
St. Clair County

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### Property Description

22.9 Acre Residential Development Site with private 2 Acre Lake. Located in the O'Fallon School District and minutes from Restaurants, Banks, and Retail. All Utilities are at or near Site. Topography, Archaeological and Several Conceptual Plans Available.

**Reduced Sale Price: \$30,000 per Acre**

*Sale Price Includes Seller's Engineering Studies.*

### Basic Details

Listing No:	1896
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Multi-Family/Residential
Lot Size (Acres):	22.90 Acre(s)
Min Acres Available:	22.90 Acre(s)
Max Acres Available:	22.90 Acre(s)
Sale Price:	\$30,000/Acre

### Property Information

Parcel No:	04-07.0-400-056/058/060
Zoning:	Agricultural
Zoning By:	St. Clair County
Survey:	Yes
Environmental:	Yes
Archaeological:	Yes
Topography:	Rolling

### Land Measurements

### Utility Information

Total Acres Available:	22.90 Acre(s)
Min Divisible Acres:	22.90 Acre(s)
Acres:	22.90 Acre(s)

Water Provider:	City of O'Fallon
Water Provider Location:	On Site
Sewer Provider:	City of O'Fallon
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

### Transportation

Interstate:	I-64
Airport:	MidAmerica St. Louis