

## 23.4 Acres - Agricultural Land

7300 St. Clair Ave, East St. Louis, Illinois 62203  
St. Clair County

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### Basic Details

Listing No:	2174
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural
Lot Size (Acres):	23.40 Acre(s)
Min Acres Available:	23.40 Acre(s)
Max Acres Available:	23.40 Acre(s)
Sale Price:	\$225,000
Sale Price Per Sqft:	\$0.22
Sale Price Per Acre:	\$9,615

### Address

Country:	US
State:	IL
County:	St. Clair
City:	East St. Louis
Zipcode:	62203
Street Number:	7300
Street:	St. Clair
Street Suffix:	Ave

### Property Information

Parcel No:	02-23.0-305-001'002 & 003
Zoning:	Agricultural
Zoning By:	St. Clair County
Property Tax:	\$1,250.64
Tax Year:	2018
Traffic Count:	12,000
Topography:	22.9 Tillable

### Land Measurements

Total Acres Available:	23.40 Acre(s)
Min Divisible Acres:	23.40 Acre(s)
Frontage:	840 ft
Depth:	1,125 ft

## Utility Information

Water Provider:	IL American Water
Sewer Provider:	Metro East Sanitary
Gas Provider:	Ameren IL
Electric Provider:	Ameren IL

## Transportation

Interstate:	I-64 (2 Miles)
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