

# BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

## 3.11+/- Acres for Sale

1038 Hartman Ln, O'Fallon, Illinois 62269  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

Listing No:	2430
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural, Land - Commercial
Lot Size (Acres):	3.11 Acre(s)
Min Acres Available:	3.11 Acre(s)
Max Acres Available:	3.11 Acre(s)
Sale Price:	\$685,000

### Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	1038
Street:	Hartman
Street Suffix:	Ln

### Property Information

Parcel No:	03-36.0-300-010
Zoning:	Agricultural
Zoning By:	O'Fallon
Property Tax:	\$4,917
Tax Year:	2020
Traffic Count:	33,000
Topography:	Flat

### Land Measurements

Acres:	3.11 Acre(s)
Frontage:	150 ft
Depth:	860 ft

### Utility Information

Water Provider:	City of O'Fallon
Water Provider Location:	Hartman Lane

### Transportation

Interstate:	I-64 (exit 16) - 1.6 Miles
Airport:	St. Louis MidAmerica - 7.75 Miles

Sewer Provider:	Caseyville Sewer
Sewer Provider Location:	Neighboring Property
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site