

# BARBERMURPHY

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

## 68.23 Acres @ \$9,500/Acre

Canal Rd, Hartford, Illinois 62048  
Madison County

### Cole . Hensel

Phone: 618-606-2646

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### Wayne Barber, Jr. - SIOR

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### Basic Details

Listing No:	2593
Sale Or Lease:	For Sale
Property Type(s):	Land - Agricultural
Lot Size (Acres):	68.23 Acre(s)
Sale Price:	\$9,500 per Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	Hartford
Zipcode:	62048
Street:	Canal
Street Suffix:	Rd

### Property Information

Parcel No:	18-1-14-00-000-003
Zoning:	M-3, Heavy Manufacturing
Zoning By:	Madison Co.
Property Tax:	\$914.73
Tax Year:	2021
Traffic Count:	4,100
Topography:	Flat, tillable

### Land Measurements

Acres:	68.23 Acre(s)
Frontage:	1,281 ft
Depth:	2,691 ft

### Utility Information

Water Provider:	IL American
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### Transportation

Interstate:	3.4 Miles to I-270 & I-255
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Water Provider	On State
Location:	
Sewer Provider:	Private
Gas Provider:	Ameren IL
Gas Provider	On Site
Location:	
Electric Provider:	Ameren IL
Electric Provider	On Site
Location:	