

# BARBERMURPHY

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

## 6.88 Acre Land For Sale

Madison Ave & Hedge Rd, South Roxana, Illinois 62084  
Madison County

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### Basic Details

Listing No:	2898
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Agricultural
Lot Size (Acres):	6.88 Acre(s)
Min Acres Available:	6.88 Acre(s)
Max Acres Available:	6.88 Acre(s)
Sale Price:	\$378,000
Sale Price Per Sqft:	\$1.26
Sale Price Per Acre:	\$55,000

### Address

Country:	US
State:	IL
County:	Madison
City:	South Roxana
Zipcode:	62084
Street:	Madison Ave & Hedge Rd

### Property Information

Parcel No:	18-1-145-01-00-000-008/0 08.001
Zoning:	Agricultural Land
Zoning By:	Madison County
Prior Use:	Farm Ground
Property Tax:	\$126.80
Tax Year:	2022
Traffic Count:	4,750
Topography:	Flat

### Land Measurements

Total Acres Available:	6.88 Acre(s)
Min Divisible Acres:	6.88 Acre(s)
Frontage:	485 ft
Depth:	609 ft

## Utility Information

Water Provider:	South Roxana
Water Provider Location:	On-Site
Sewer Provider:	South Roxana
Sewer Provider Location:	On-Site
Gas Provider:	Ameren Illinois
Gas Provider Location:	On-Site
Electric Provider:	Ameren Illinois
Electric Provider Location:	On-Site

## Transportation

Interstate: I-255