

## 35.8+/- Acre Development Site

Hedge Rd, Roxana, Illinois 62084  
Madison County

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### Basic Details

Listing No:	2953
Sale Or Lease:	For Sale
Property Type(s):	Land - Agricultural, Land - Commercial, Land - Industrial
Lot Size (Acres):	35.80 Acre(s)
Min Acres Available:	35.80 Acre(s)
Max Acres Available:	35.80 Acre(s)
Sale Price:	\$40,000/Acre

### Address

Country:	US
State:	IL
County:	Madison
City:	Roxana
Zipcode:	62084
Street:	Hedge
Street Suffix:	Rd

### Property Information

Parcel No:	18-1-14-01-00-000-007 / 18-1-14-01-00-000-007.00 1
Zoning:	Agricultural
Property Tax:	\$883
Tax Year:	2023
Traffic Count:	4,750
Topography:	Flat

### Land Measurements

Acres:	35.80 Acre(s)
Frontage:	1,356 ft
Depth:	1,485 ft

## Utility Information

Water Provider:	Roxana
Water Provider Location:	On Site
Sewer Provider:	Roxana
Sewer Provider Location:	Needs Extended
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site

## Transportation

Interstate:	I-255
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