

## 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 /<br>18-1-14-01-00-000-007.00<br>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 |
|-------------|-------|