



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

40 Acres - Residential Development Site

Thouvenot Ln, New Baden, Illinois 62265
Clinton County

Collin Fischer - CCIM

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Basic Details

Listing No:	3111
Sale Or Lease:	For Sale
Property Type(s):	Land, Land - Multi-Family/Residential
Lot Size (Acres):	40 Acre(s)
Min Acres Available:	40 Acre(s)
Max Acres Available:	40 Acre(s)
Sale Price:	\$900,000
Sale Price Per Sqft:	\$0.52
Sale Price Per Acre:	\$22,500

Address

Country:	US
State:	IL
County:	Clinton
City:	New Baden
Zipcode:	62265
Street:	Thouvenot
Street Suffix:	Ln

Property Information

Parcel No:	11-10-07-300-004/005, 11-10-07-400-001/003
Zoning:	AG
Survey:	Yes
Tax Year:	2024
Topography:	Flat

Land Measurements

Total Acres Available:	40 Acre(s)
Min Divisible Acres:	40 Acre(s)
Acres:	40 Acre(s)
Frontage:	500 ft
Depth:	375 ft

Utility Information

Water Provider:	New Baden
Water Provider Location:	On Site
Sewer Provider:	New Baden
Sewer Provider Location:	On Site
Gas Provider:	Ameren
Gas Provider Location:	On Site
Electric Provider:	Ameren
Electric Provider Location:	On Site