

## 14.76 Acres of Development Land

1010 Hartman Ln, O'Fallon, Illinois 62269  
St. Clair County

**Matt Barriger**

Phone: 618-973-5507

Email: mattb@barbermurphy.com



### Basic Details

|                      |               |
|----------------------|---------------|
| Listing No:          | 3125          |
| Sale Or Lease:       | For Sale      |
| Property Type(s):    | Land          |
| Lot Size (Acres):    | 14.74 Acre(s) |
| Min Acres Available: | 14.74 Acre(s) |
| Max Acres Available: | 14.74 Acre(s) |
| Sale Price:          | \$294,800     |
| Sale Price Per Sqft: | \$0.46        |
| Sale Price Per Acre: | \$20,000      |

### Address

|                |           |
|----------------|-----------|
| Country:       | US        |
| State:         | IL        |
| County:        | St. Clair |
| City:          | O'Fallon  |
| Zipcode:       | 62269     |
| Street Number: | 1010      |
| Street:        | Hartman   |
| Street Suffix: | Ln        |

### Property Information

|                |                 |
|----------------|-----------------|
| Parcel No:     | 03-36.0-302-010 |
| Zoning:        | A Agriculture   |
| Prior Use:     | Agriculture     |
| Property Tax:  | \$507.94        |
| Tax Year:      | 2024            |
| Traffic Count: | 11,300          |
| Topography:    | Flat            |

### Land Measurements

|                      |               |
|----------------------|---------------|
| Total Acres          | 14.74 Acre(s) |
| Available:           |               |
| Min Divisible Acres: | 14.74 Acre(s) |
| Frontage:            | 369.41 ft     |

## Utility Information

|                             |                     |
|-----------------------------|---------------------|
| Water Provider:             | City of O'Fallon    |
| Water Provider Location:    | Adjoining Property  |
| Sewer Provider:             | Caseyville Township |
| Sewer Provider Location:    | Adjoining Property  |
| Gas Provider:               | Ameren              |
| Gas Provider Location:      | Adjoining Property  |
| Electric Provider:          | Ameren              |
| Electric Provider Location: | Adjoining Property  |

## Transportation

|             |                                  |
|-------------|----------------------------------|
| Interstate: | 1.75 Miles from Interstate 64    |
| Airport:    | 6 Miles from Mid-America Airport |