

48 Acre Development Opportunity with Interstate Frontage

Wells Bypass and Ambassador Road, Mt. Vernon, Illinois
62864
Jefferson County

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Basic Details

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|----------------------|---|
| Listing No: | 1105 |
| Sale Or Lease: | For Sale |
| Property Type(s): | Land, Land - Agricultural, Land - Commercial |
| Lot Size (Acres): | 48 Acre(s) |
| Sale Price: | \$1,260,000 |
| Sale Price Per Acre: | \$26,250 |

Address

| | |
|----------------|--------------------------------|
| Country: | US |
| State: | IL |
| County: | Jefferson |
| City: | Mt. Vernon |
| Zipcode: | 62864 |
| Street: | Wells Bypass and Ambassador |
| Street Suffix: | Road |

Property Information

| | |
|----------------|------------------|
| Parcel No: | 10-01-300-002 |
| Zoning: | AG |
| Zoning By: | Jefferson County |
| Property Tax: | \$1,508.20 |
| Tax Year: | 2019 |
| Traffic Count: | 48,700 |
| Topography: | Level |

Land Measurements

| | |
|-------------|------------|
| Total Acres | 48 Acre(s) |
| Available: | |
| Acres: | 48 Acre(s) |
| Frontage: | 1,250 ft |
| Depth: | 1,615 ft |

Utility Information

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|-----------------------------|---------------------------------|
| Water Provider: | City of Mount Vernon |
| Water Provider Location: | W. of Wells Bypass @ MVTHS |
| Sewer Provider: | City of Mount Vernon |
| Sewer Provider Location: | E. of Wells Bypass @ Ambassador |
| Gas Provider: | Ameren IL |
| Gas Provider Location: | West side of Wells Bypass |
| Electric Provider: | Tri County Electric |
| Electric Provider Location: | At Site |

Transportation

Interstate: I-57, I-64