

# 21.76 Acres for Sale

Hartman Lane, Shiloh, IL 62269



**BARBERMURPHY**

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## Property Summary

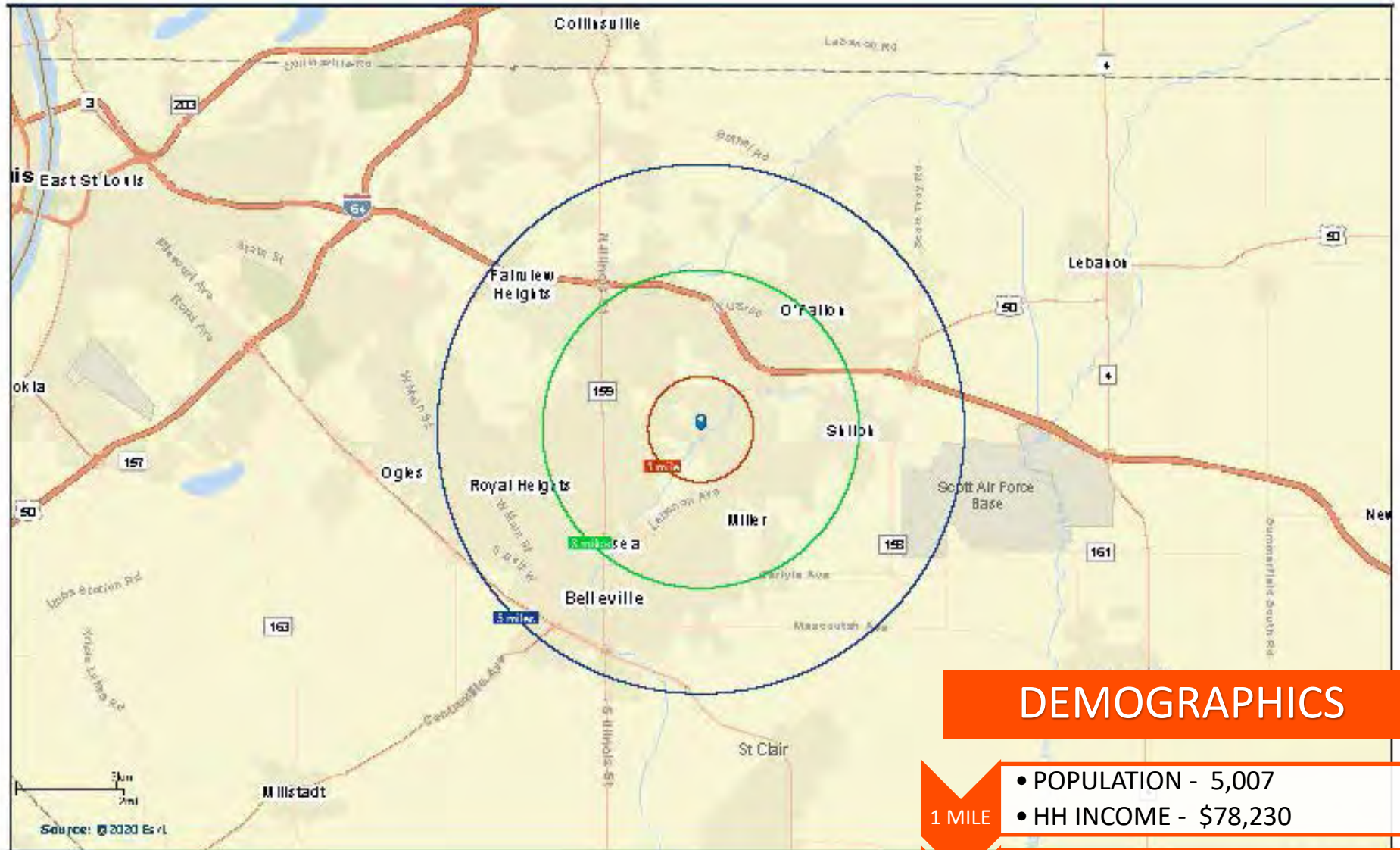
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300' of Frontage on Hartman Lane  
Gently Rolling Topography  
Utilities located along Hartman Lane  
In Close Proximity to Scott Air Force Base  
½ Mile South of Frank Scott Pkwy

**SALE PRICE: \$15,000 per Acre**



# RADIUS MAP



## DEMOGRAPHICS

1 MILE

- POPULATION - 5,007
- HH INCOME - \$78,230

3 MILES

- POPULATION - 55,497
- HH INCOME - \$66,471

5 MILES

- POPULATION - 124,318
- HH INCOME - \$62,682

**Listing No:** 2295

**Land**

Hartman Lane  
Shiloh, IL 62269

**Total Acres Available:** 21.76

**Min Divisible Acres:** 21.76

**LAND MEASUREMENTS:**

**Acres:** 21.76

**Frontage:** 323 +/- FT

**Depth:** Varies FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** Highway 64 - 2.14 Miles

**Rail:** N/A

**Barge:** N/A

**Airport:** Mid-America - 8.5 Miles



**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$326,400  
**Sale Price/Acre:** \$15,000  
**Sale Price/SF:** \$2.90

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

21+ acres of gently rolling land located along Hartman Lane. Surrounded by single family residential homes. Over 300' of frontage with Water, Electric and Gas available to the site. Deed Restrictions and Tenant Farmer rights.

**PROPERTY INFORMATION:**

|                                     |                            |                                 |
|-------------------------------------|----------------------------|---------------------------------|
| <b>Parcel No:</b> 08-02.0-404-018   | <b>TIF:</b> No             | <b>Property Tax:</b> \$252.68   |
| <b>County:</b> St. Clair            | <b>Enterprise Zone:</b> No | <b>Tax Year:</b> 2019           |
| <b>Zoning:</b> NU - Non Urban       | <b>Survey:</b> No          |                                 |
| <b>Zoning By:</b> Village of Shiloh | <b>Environmental:</b> No   | <b>Traffic Count:</b> 10,150    |
| <b>Complex:</b>                     | <b>Archaeological:</b> No  | <b>Topography:</b> Flat/Rolling |

**UTILITY INFORMATION**

|  |                 |                                     |
|--|-----------------|-------------------------------------|
| <b>Water Provider:</b> Illinois American | <b>Service:</b> | <b>Location:</b> Along Hartman Lane |
| <b>Sewer Provider:</b>                   | <b>Service:</b> | <b>Location:</b>                    |
| <b>Gas Provider:</b> Ameren IL           | <b>Service:</b> | <b>Location:</b> Along Hartman Lane |
| <b>Electric Provider:</b> Ameren IL      | <b>Service:</b> | <b>Location:</b> Along Hartman Lane |
| <b>Telecom Provider:</b>                 | <b>Service:</b> | <b>Location:</b>                    |

**Listing Broker(s)**

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