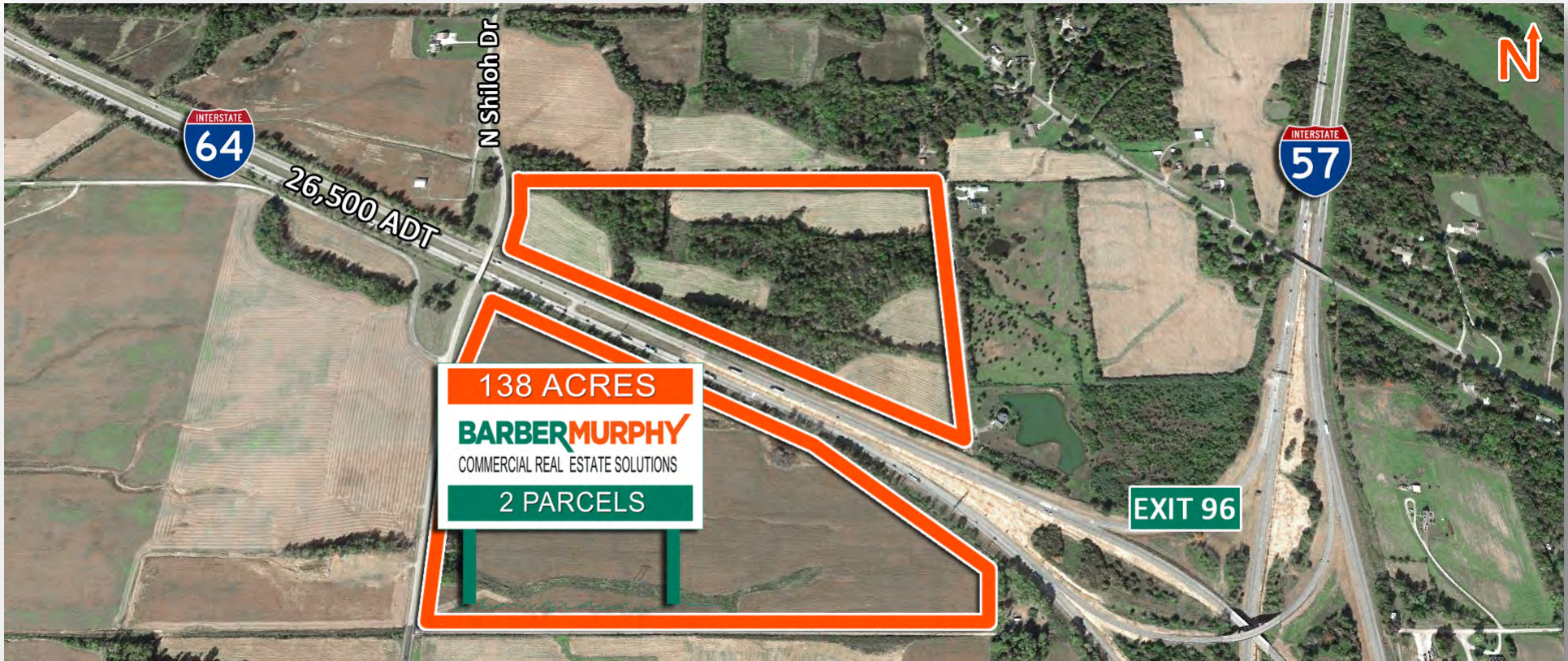


For Sale > 138 ACRES

North Shiloh Dr.
Mt. Vernon, IL 62864



PROPERTY SUMMARY

138 Acre Development – Zoned Agriculture. Water & Power available on Site.
Located in an Enterprise Zone. Site is visible from I-64 with 26,500 ADT.

SALE PRICE: \$1,500,000 (\$10,869/Acre)

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
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AREA MAP



Listing No: 2371

Land

Agriculture

North Shiloh Dr
Mt Vernon, IL 62864

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,500,000
Sale Price/Acre: \$10,800
Sale Price/SF:

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Total Acres Available: 138.88

Min Divisible Acres: 138.88

LAND MEASUREMENTS:

Acres: 138.88
Frontage:
Depth:

Subdivide Site:

TRANSPORTATION :

Interstate: I57/64- 2.7 Miles
Rail: N/A
Barge: N/A
Airport: Mt Vernon - 8 Miles; Lambert Int. - 80 Miles

PROPERTY INFORMATION:

Parcel No: 0622200001 & 0623100010
County: Jefferson
Zoning: Agricultural
Zoning By: City of Mt Vernon
Complex:

TIF: No
Enterprise Zone: Yes
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$1,354.78
Tax Year: 2020
Traffic Count: 2,500 CPD
Topography: Flat

UTILITY INFORMATION

Water Provider: City of Mt. Vernon	Service: 10"	Location: On Site
Sewer Provider: City of Mt Vernon	Service:	Location: 5,500' from the site
Gas Provider: Ameren IL	Service:	Location: 1/2 Mile South at Eagle Ct.
Electric Provider: Tri-County Coop	Service: 12.47 Kv	Location: On Site
Telecom Provider:	Service:	Location:

Listing Broker(s)

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