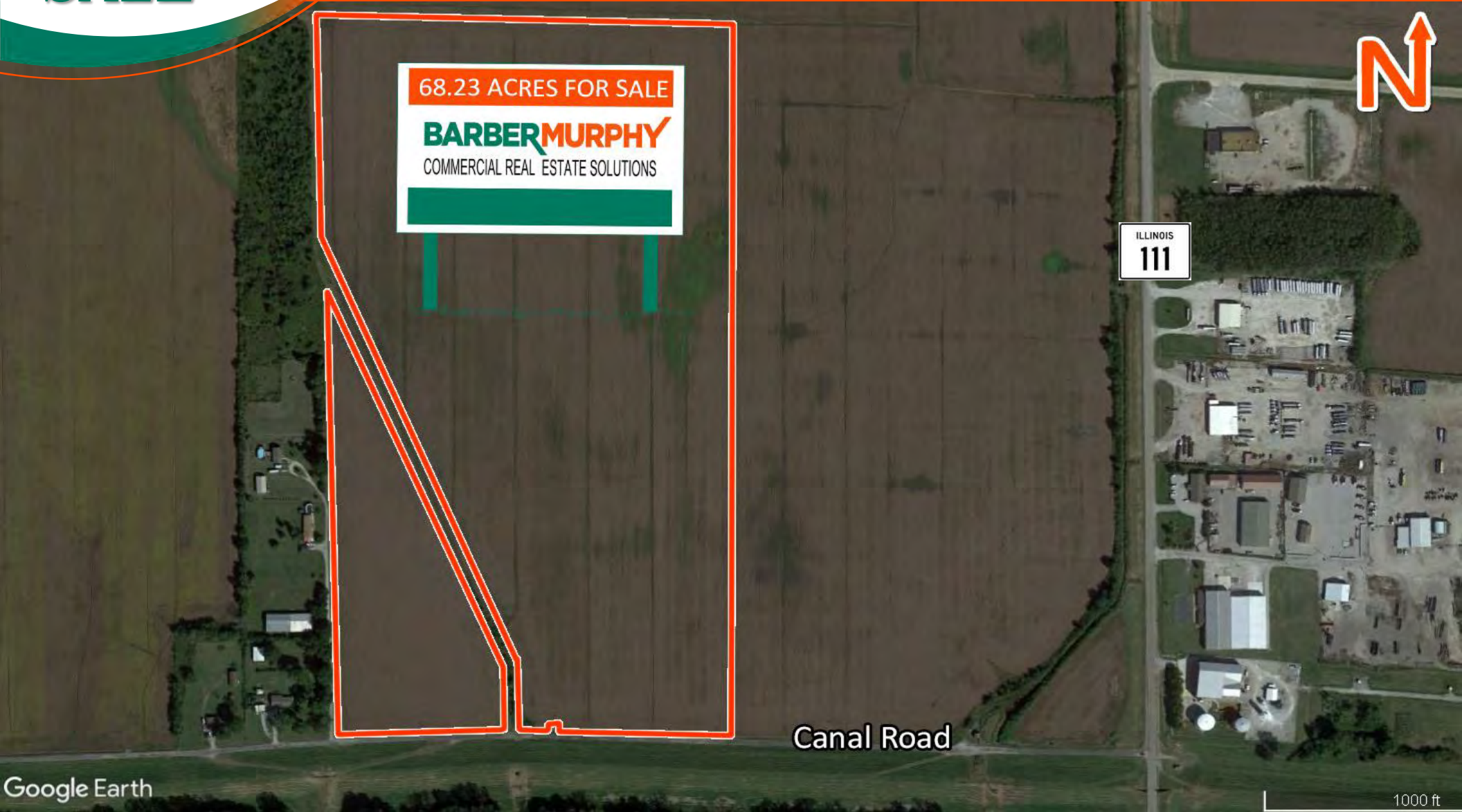


FOR SALE

68.23 Acres @ \$9,500/Acre

Canal Road, Hartford, IL 62048



Google Earth

1000 ft

BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

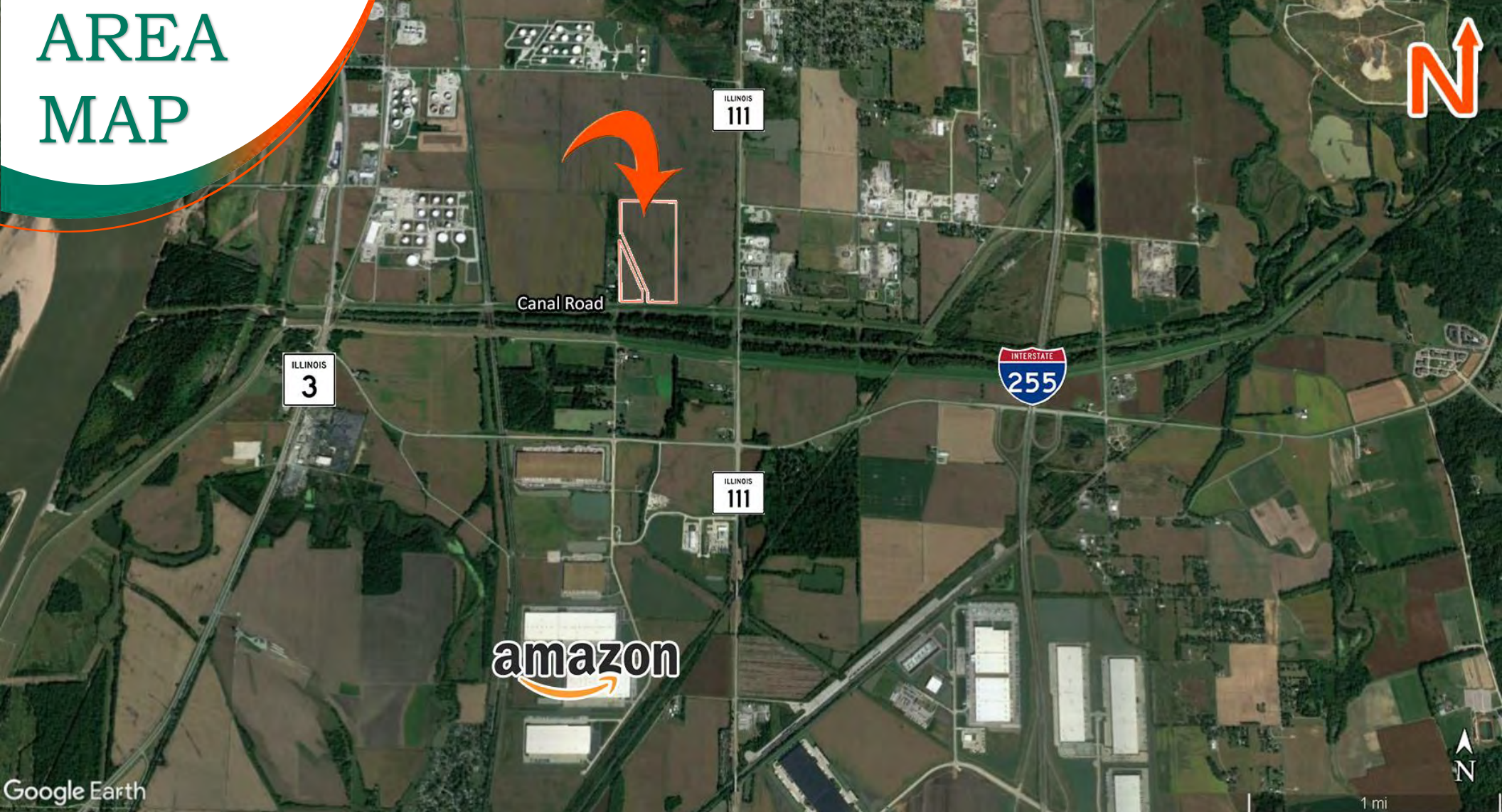
Wayne Barber Jr. – SIOR
C: 618.593.4000
Wayne@barbermurphy.com

Cole Hensel
C: 618.696.2646
ColeH@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- 68.23 Acre Development site
- 2 miles south of Phillips 66 Refinery
- Zoned M-3 (Heavy Manufacturing)

SALE PRICE: \$648,185 (\$9,500/Acre)

BARBERMURPHY

Listing No: 2593

Total Acres Available: 68.23
Min Divisible Acres: 68.23

Land

A9

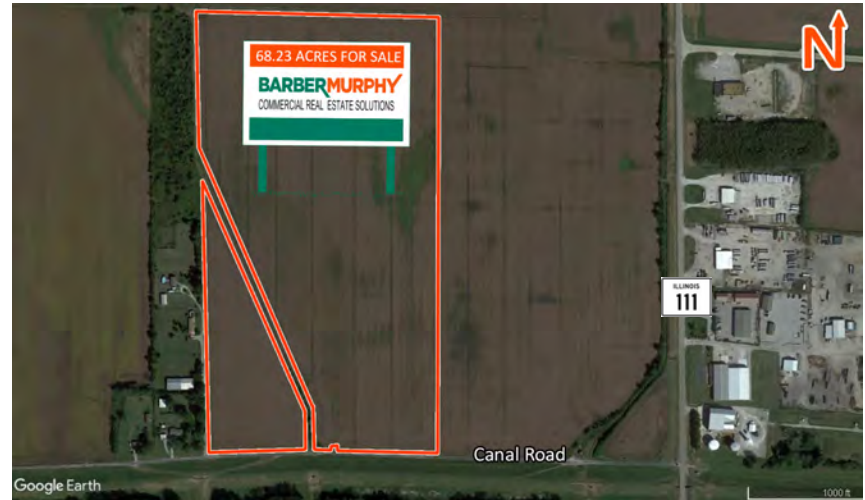
Canal Road
Hartford, IL 62048

LAND MEASUREMENTS:

Acres: 68.23
Frontage: 1281 Ft FT
Depth: 2691 Ft FT
Subdivide Site:

TRANSPORTATION :

Interstate: 3.4 Miles to Interstate 270/255
Rail:
Barge:
Airport:



SALE INFORMATION:

For Sale: Yes
Sale Price: \$648,185
Sale Price/Acre: \$9,500
Sale Price/SF:

PROPERTY INFORMATION:

Parcel No: 18-1-14-11-00-000-003	TIF: No	Property Tax: \$914.73
County: Madison	Enterprise Zone: No	Tax Year: 2021
Zoning: M-3, Heavy Manufacturing	Survey: No	
Zoning By: Madison Co	Environmental: No	Traffic Count: 4100- Rte 111
Complex:	Archaeological: No	Topography: Flat, Tillable

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

UTILITY INFORMATION

Water Provider: IL American	Service:	Location: On site
Sewer Provider: Private	Service:	Location:
Gas Provider: Ameren IL	Service:	Location: On Site
Electric Provider: Ameren IL	Service:	Location: On Site
Telecom Provider:	Service:	Location:

Comments

68.23 Acres along IL Route-111, 2 Miles South of Phillips 66 Refinery, and 3.4 Miles to Interstate 270/255

Listing Broker(s)

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