

LAND FOR SALE

37.9 ACRE DEVELOPMENT SITE

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS

WELLS BYPASS, MOUNT VERNON, IL 62864



SALE PRICE: \$38,000/ACRE

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PROPERTY SUMMARY

Wells Bypass Mt Vernon, IL



LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$38,000/ACRE
TOPOGRAPHY	Flat/Gently Sloping
ELECTRIC	Tri-County Co-Op/Available to Site
GAS	Ameren IL/Near Site
SEWER	City Served/8"/On Site
WATER	City Served/10"/On Site
PARCEL #	06-35-300-009
COUNTY	Jefferson
ZONING	CG
TAXES	Yr/2022 - \$301
TIF DISTRICT / ENTERPRISE ZONE	Yes

Property Overview

Vacant land 37.91 acres (may divide), no structures. Land is generally flat to gently sloping. Drainage ditch traversing across near the south portion of the property. Small wooded area on SW corner of property.

Location Overview

Site is located off I-55 between Exits 94 and 95.