

COMMERCIAL SITES - 37.9 ACRES - WILL DIVIDE

Wells By-Pass, Mt. Vernon, IL 62864



REDUCED SALE PRICE: \$30,000/ACRE

BARBERMURPHY

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PROPERTY SUMMARY

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LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$30,000/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
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 wooden area on SW corner of property.

LOCATION OVERVIEW

Site is located off I-57 between Exits 94 and 95.