

25+ ACRES FOR SALE

I-72 & Route 4, Barry, IL 62312



BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS

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LAND PROPERTY SUMMARY

I-72 EXIT 20 CLOVERLEAF

LISTING # 2791

LOCATION DETAILS:

Parcel #: 46-027-07c and 46-027-07e
County: IL - Pike
Zoning: B-2 Highway Business



PROPERTY OVERVIEW:

Lot Size: 25.46 Acres
Min Divisible Acres: 12.55
Max Contig Acres: 25.46
Frontage: 3,000'
Depth: 1,000'
Land Status: Vacant
Topography: Flat with some Rolling
Archeological: No
Environmental: No
Survey: No

SALE INFORMATION:

Sale Price: \$595,000
Price / Acre: \$23,370
\$/SF (Land): \$0.54

UTILITY INFO:

Water Provider: City of Barry
Water Location: On Site
Sewer Provider: City of Barry
Sewer Location: On Site
Gas Provider: None
Gas Location: None
Electric Provider: Illinois Electric Cooperative
Electric Location: On Site

TRANSPORTATION:

Interstate Access: I-72 Immediate

PROPERTY DESCRIPTION:

25.46 acres immediately adjacent to I-72 Exit 20 in western Pike County Illinois. Site is rolling, has frontage along I-72 and the county road at the exit. Immediately across I-72 from Barry. All utilities except gas are on site. The seller is the regional electric provider and is primarily interested in selling additional power and area employment opportunities.