

111 ACRES OF RECREATIONAL LAND

Route 3 and I-270, Granite City, IL 62040



BARBERMURPHY

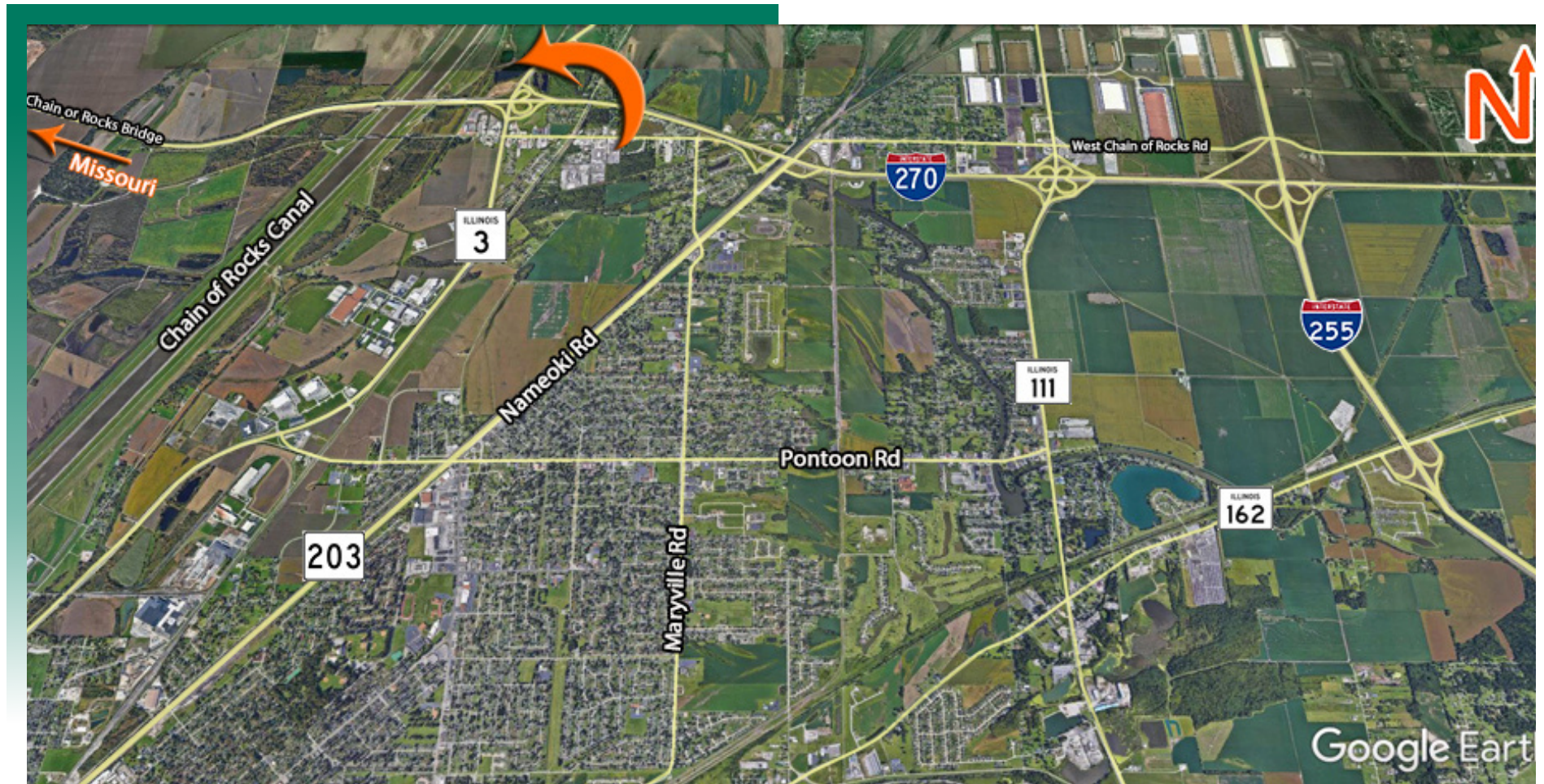
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AREA MAP

Route 3 and I-270 Granite City, IL 62040



LOCATION OVERVIEW

Excellent Interstate access. Located at the corner of IL Route 3 and I-270 in Granite City, Illinois. Minutes from the Missouri border and Chain of Rocks Bridge.

LAND PROPERTY SUMMARY

#2890

Route 3 and I-270 Granite City, IL 62040

SALE INFORMATION:

Sale Price: \$445,000
Sale Price/Acre: \$4,009
Sale Price/SF: \$0.09

LAND MEASUREMENTS:

Acres: 111 AC
Total Acres Available: 111 AC
Min Divisible Available: 111 AC
Frontage: 3,383 FT
Depth: Irregular
Subdivide Site: NO

PROPERTY INFORMATION:

Parcel No: 18-1-14-29-00-000-003
County: Madison
Zoning: Agricultural
Prior Use: -
Traffic Count: -
TIF: NO
Enterprise Zone: NO
Foreign Trade Zone: NO
Survey: NO
Environmental: NO
Archaeological: NO
Property Tax: \$188.00
Tax Year: 2022
Topography: Rolling



UTILITY INFORMATION:

Water Provider: -
Location: -
Sewer Provider: -
Location: -
Gas Provider: -
Location: -
Electric Provider: Ameren IL
Location: On-Site
Telecom Provider: -
Location: -

TRANSPORTATION:

Interstate: I-270
Rail: -
Barge: -
Airport: -

COMMENTS:

Electric is to the property.
Potential home site.
2 small shallow ponds (these do go dry in times with no rain).



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