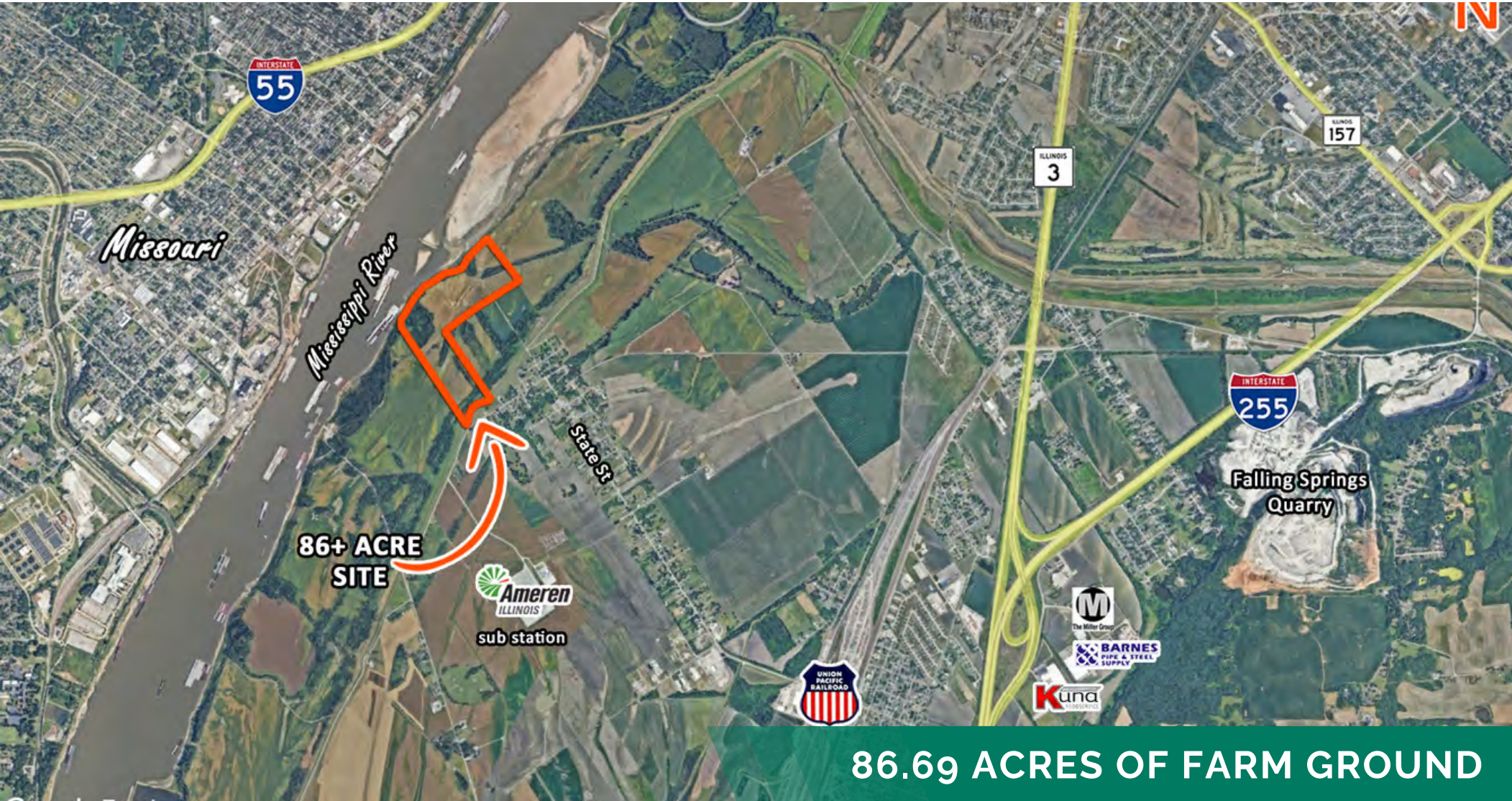


# LAND FOR SALE

East Carondelet, IL 62240



86.69 ACRES OF FARM GROUND

**BARBERMURPHY**

COMMERCIAL REAL ESTATE SOLUTIONS  
1173 Fortune Blvd., Shiloh, IL 62269  
618.277.4400 BARBERMURPHY.COM

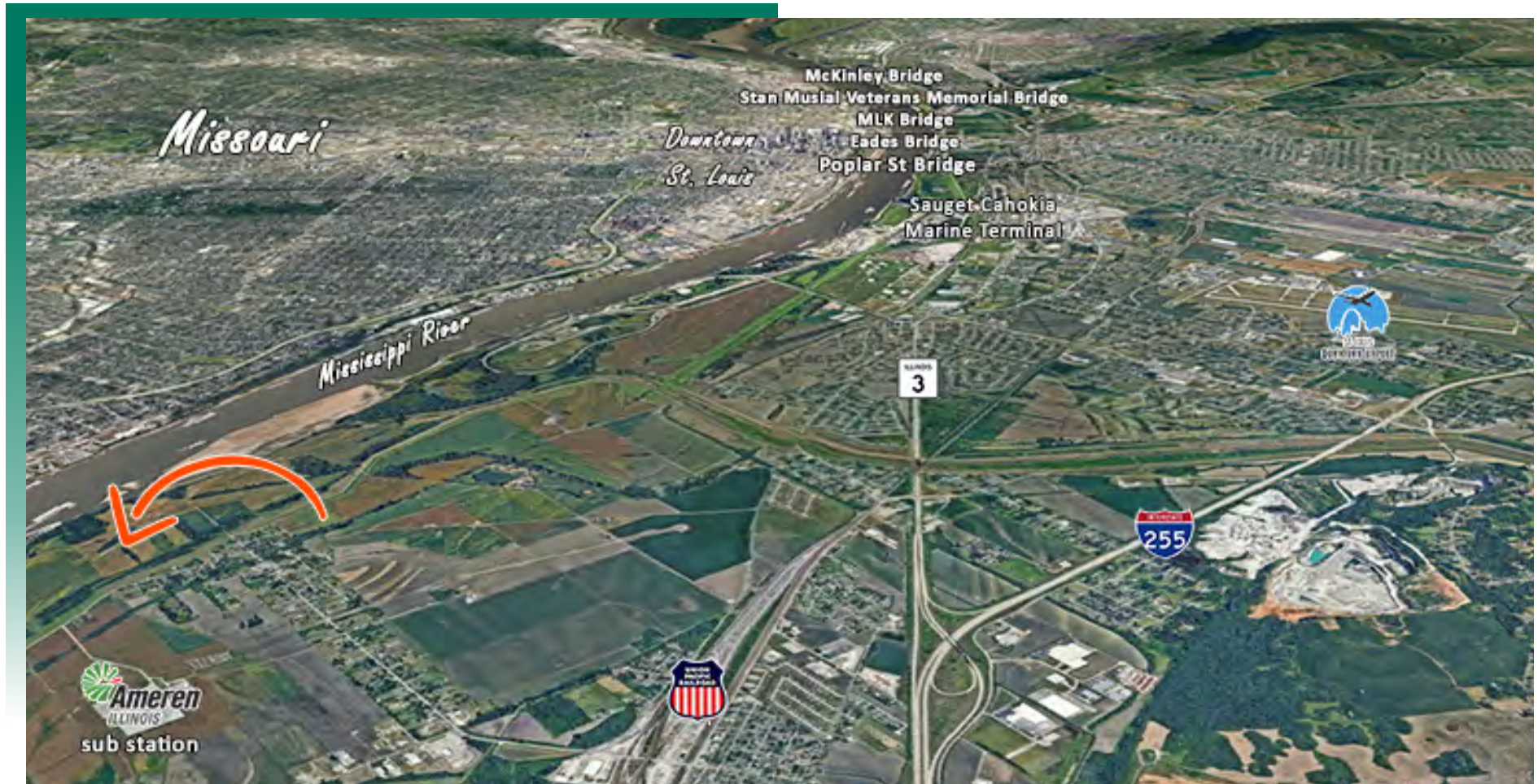
**Steve Zuber - CCIM, SIOR**  
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**Joe Hardin**  
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# AREA MAP

East Carondelet, IL 62240



## LOCATION OVERVIEW

Located along the Mississippi River. Access to the property is made through East Carondelet along State St. and Levee Rd. The property is situated near an Ameren Sub-Station located less than 1 mile from the site off South 7th St.

# LAND PROPERTY SUMMARY

#2893

East Carondelet, IL 62240

## SALE INFORMATION:

Sale Price: \$849,562  
Sale Price/Acre: \$9,800  
Sale Price/SF: \$0.22

## LAND MEASUREMENTS:

Acres: 86.69 AC  
Total Acres Available: 86.69 AC  
Min Divisible Available: 86.69 AC  
Frontage: 2,499 FT  
Depth: 2,846 FT  
Subdivide Site: No

## PROPERTY INFORMATION:

Parcel No: 06-08.0-300-007  
County: St. Clair  
Zoning: Agricultural  
Prior Use: Farm Ground  
Traffic Count: N/A  
TIF: No  
Enterprise Zone: No  
Foreign Trade Zone: No  
Survey: No  
Environmental: No  
Archaeological: No  
Property Tax: \$3,984  
Tax Year: 2023  
Topography: Flat



## UTILITY INFORMATION:

Water Provider: None  
Location: N/A  
Sewer Provider: None  
Location: N/A  
Gas Provider: None  
Location: N/A  
Electric Provider: Ameren IL  
Location: On Site

## TRANSPORTATION:

Interstate: I-55/70 & I-255  
Rail: N/A  
Barge: N/A  
Airport: N/A

## COMMENTS:

86.69 acres of farm ground . 2,499' feet of frontage on the Mississippi River. 26.63 Non-tillable acres. Not Levee Protected



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