

80+/- Acre Development Site

1224 S Jefferson, Millstadt, IL 62260



BARBERMURPHY

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PROPERTY SUMMARY

- 80 +/- Acre Development Site for Sale, Will Divide
- 56 +/- Acres Tillable
- All Utilities are at or near Site
- Excellent location for Single Family Residential Development

SALE PRICE: \$14,000 per Acre

Listing No: 351.1

Total Acres Available: 80.00
Min Divisible Acres:

Land

1224 South Jefferson Street
 Millstadt, IL 62260

LAND MEASUREMENTS:

Acres: 80.00
Frontage: Varies FT
Depth: Varies FT
Subdivide Site: Yes

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,120,000
Sale Price/Acre: \$14,000
Sale Price/SF: \$0.32

TRANSPORTATION :

Interstate: No
Rail: No
Barge: No
Airport: No

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

80+/- Acre Development Site Available For Sale, Will divide. Ideal site for a residential development; all utilities are available at or near site, Currently Zoned Agricultural. Property abuts Kings Creek and Villas of Kings Creek.



PROPERTY INFORMATION:

Parcel No:	12-15.0-100-032/006; 12-15.0-200-009	TIF:	No	Property Tax:	\$4,795.50
County:	St. Clair	Enterprise Zone:	No	Tax Year:	2017
Zoning:	Agriculture	Survey:	No	Traffic Count:	
Zoning By:	Millstadt	Environmental:	No	Topography:	Flat, Tillable
Complex:		Archaeological:	No		

UTILITY INFORMATION

Water Provider:	Village of Millstadt	Service:	Location:	IL Route 163
Sewer Provider:	Village of Millstadt	Service:	Location:	500' N on Rte. 163
Gas Provider:	Ameren Illinois	Service:	Location:	IL Route 163
Electric Provider:	Ameren Illinois	Service:	Location:	IL Route 163
Telecom Provider:		Service:	Location:	

Listing Broker(s)

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