

# For Sale → 80 + Acre Development Site

1224 South Jefferson Street  
Millstadt, Illinois 62260



**Sale: \$15,000 per Acre**

- 80 ± Acre Development Site Available For Sale, Will Divide
- Excellent location for Single Family Residential Development
- All Utilities at or Near Site
- 56 ± Acres Tillable

**BARBERMURPHY**

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**Listing No:** 351

**Land**

1224 South Jefferson Street  
Millstadt, IL 62260

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$15,000  
**Sale Price/SF:**

**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 Agriculture. Easy access to Columbia and Belleville via Route 158.

**Total Acres Available:** 80.00

**Min Divisible Acres:**

**LAND MEASUREMENTS:**

**Acres:** 80.00  
**Frontage:** Varies FT  
**Depth:** Varies FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

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

**PROPERTY INFORMATION:**

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

**UTILITY INFORMATION**

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

**Listing Broker(s)**

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