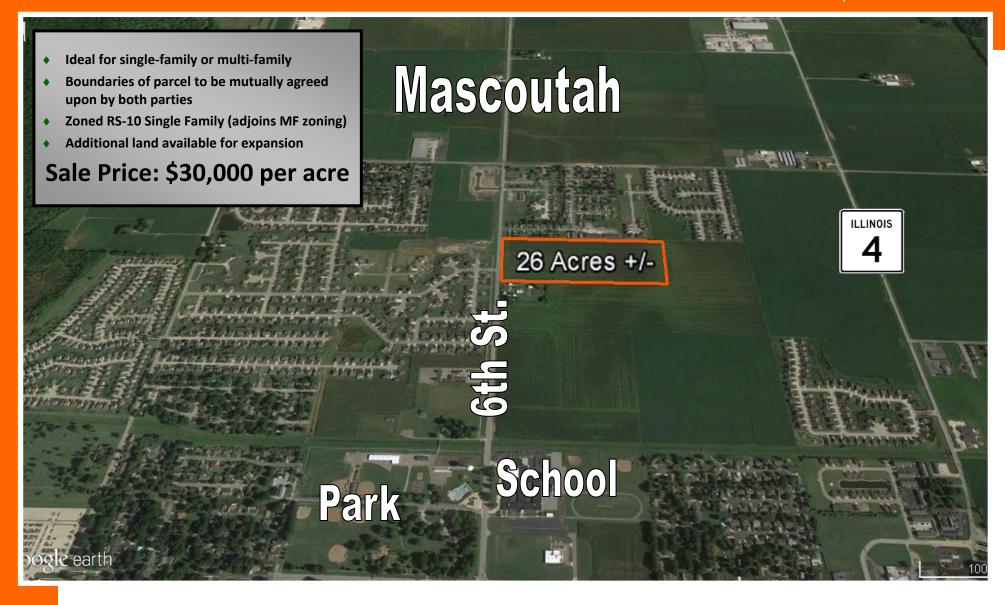
## For Sale | 26 Acres +/- Development Site

# 6th Street Mascoutah, IL 62258





1173 Fortune Blvd.
Shiloh, IL 62269
Office (618) 277-4400
Fax (618) 277-4407
www.barbermurphy.com

Terry Johnson C: 618.977.8367 TerryJ@barbermurphy.com

### **Aerial**







#### **COMMERCIAL • INDUSTRIAL • INVESTMENT PROPERTIES**

1173 Fortune Boulevard, Shiloh, IL 62269 Office (618) 277-4400 Fax (618)277-4407 <a href="https://www.barbermurphy.com">www.barbermurphy.com</a>

Land 26.00 Acres

6th Street

Mascoutah, IL 62258

#### **SALE INFORMATION**

For Sale: Yes

**Sale Price:** \$780,000 **Sale Price/Acre:** \$30,000.00

Sale Price/SF:

Land Lease: No

Lease Rate:

**Subdivide Site:** No **Topography:** level



#### **PROPERTY INFORMATION**

File No: Frontage: 680 FT Depth: 1.665 FT

Parcel No: 10-30.0-200-007

County: Saint Clair Survey: No Archeological: No

Zoning: RS-10 Residential Environmental: No

Zoning By: Mascoutah Traffic Count: Rail Provider:

Complex: Property Tax: \$2,379 Tax Year: 2

Complex: Property Tax: \$2,379 Tax Year: 2014
Acres: 26.00 TIF: No Enterprise Zone: No

#### **UTILITY INFORMATION**

Water Provider: Mascoutah Service: Location: Sewer Provider: Mascoutah Service: Location: Gas Provider: Ameren Service: Location: **Electric Provider:** Mascoutah Service: Location: **Telecom Provider:** Service: Location:

#### **COMMENTS**

Boundary lines are subject to Seller's final determination. Additional land available.

#### Listing Broker(s)

Terry Johnson Office: (618) 977-8367

Email: TerryJ@barbermurphy.com

Cell: (618) 977-8367