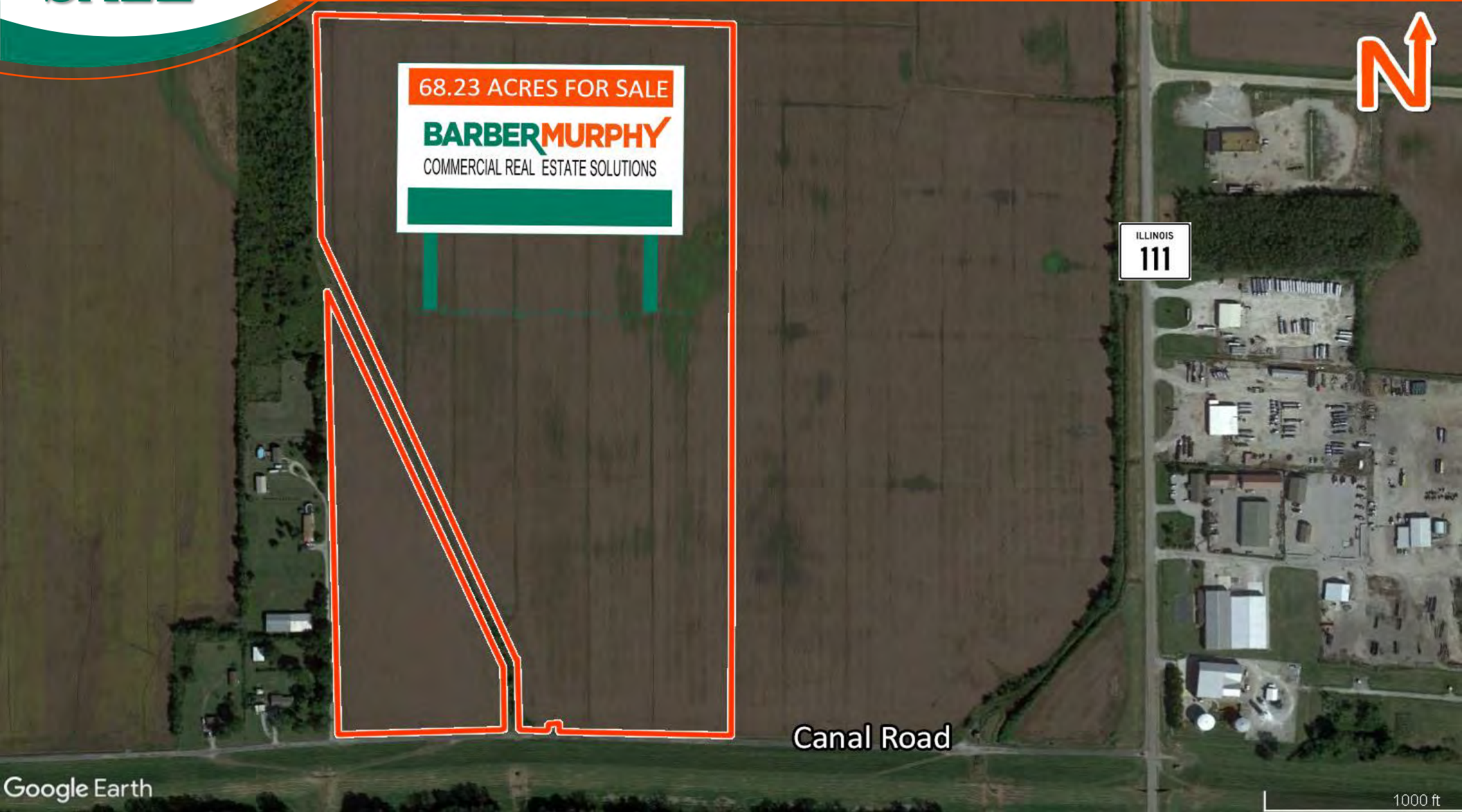


FOR SALE

68.23 Acres @ \$9,500/Acre

Canal Road, Hartford, IL 62048



Google Earth

BARBERMURPHY

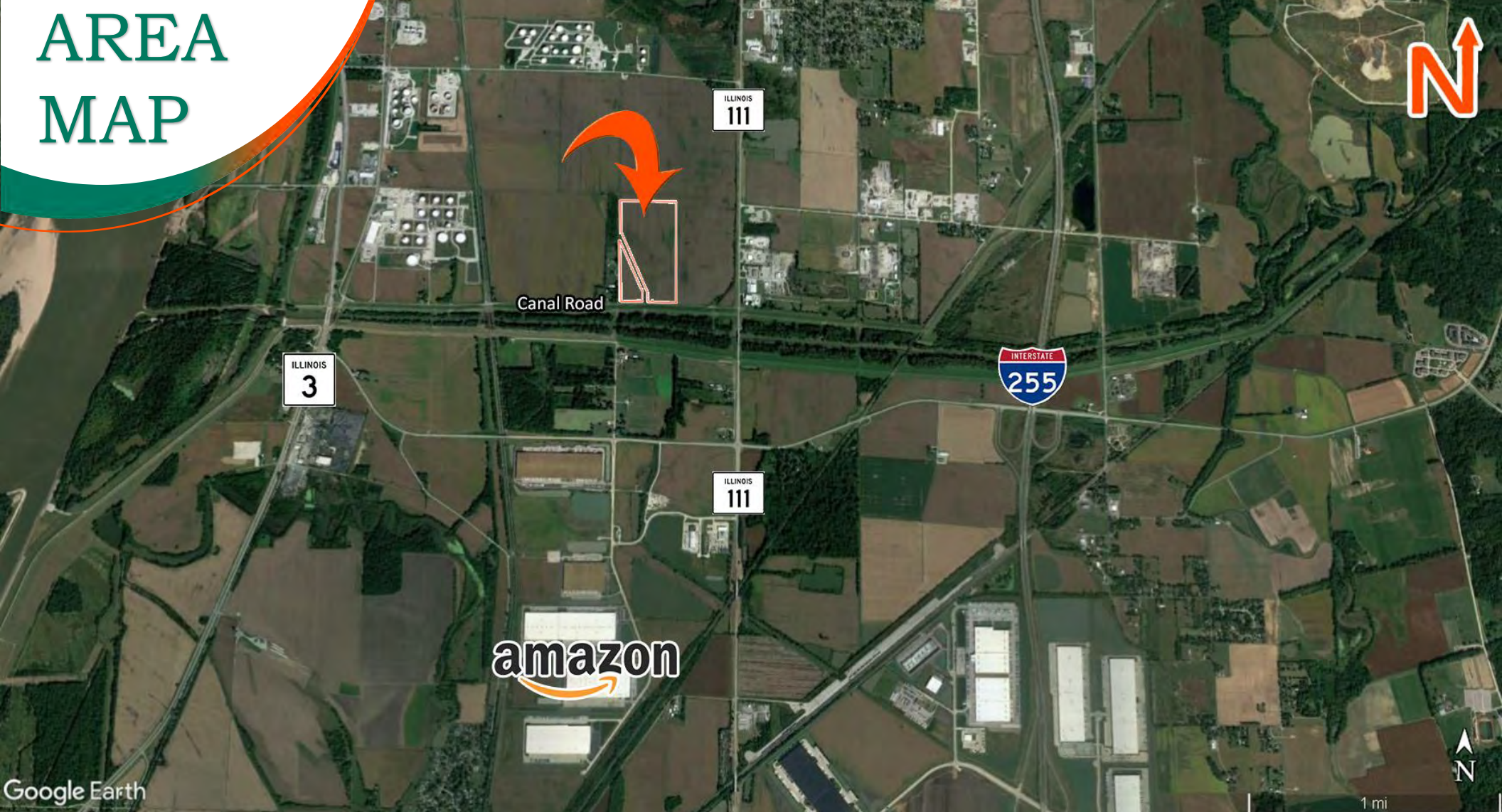
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Wayne Barber Jr. – SIOR
C: 618.593.4000
Wayne@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- 68.23 Acre Development site
- 2 miles south of Phillips 66 Refinery
- Zoned M-3 (Heavy Manufacturing)

SALE PRICE: \$648,185 (\$9,500/Acre)

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Listing No: 2593**Total Acres Available:** 68.23**Min Divisible Acres:** 68.23**Land****A9**Canal Road
Hartford, IL 62048**LAND MEASUREMENTS:****Acres:** 68.23**Frontage:** 1281 Ft FT**Depth:** 2691 Ft FT**Subdivide Site:****TRANSPORTATION :****Interstate:** 3.4 Miles to Interstate 270/255**Rail:****Barge:****Airport:****SALE INFORMATION:****For Sale:** Yes
Sale Price: \$648,185
Sale Price/Acre: \$9,500
Sale Price/SF:**LEASE INFORMATION:****For Lease:** No
Lease Rate:
Lease Term:**Comments**

68.23 Acres along IL Route-111, 2 Miles South of Phillips 66 Refinery, and 3.4 Miles to Interstate 270/255

PROPERTY INFORMATION:**Parcel No:** 18-1-14-11-00-000-003
County: Madison
Zoning: M-3, Heavy Manufacturing
Zoning By: Madison Co
Complex:**TIF:** No
Enterprise Zone: No
Survey: No
Environmental: No
Archaeological: No
Property Tax: \$914.73
Tax Year: 2021
Traffic Count: 4100- Rte 111
Topography: Flat, Tillable**UTILITY INFORMATION****Water Provider:** IL American
Sewer Provider: Private
Gas Provider: Ameren IL
Electric Provider: Ameren IL
Telecom Provider:**Service:**
Service:
Service:
Service:
Location: On State
Location:
Location: On Site
Location: On Site**Listing Broker(s)**Wayne Barber Jr. SIOR
Office: 618-277-4400!
Wayne@barbermurphy.com!
Cell: 618-593-4000