

# Residential Development Sites

NW Quadrant of Lemen Settlement and Witte Rd | NE Quadrant of Witte and Heck Rds | Collinsville, IL 62234



- Excellent Residential Development Opportunity
- 3 Sites Available | 45 Acre, 66 Acre and 74 Acre Sites
- 45 Acre and 74 Acre Sites are Tree Lined
- Subdivide Possible

**Sale Price:**  
45 and 74 Acre Sites: \$28,500/Acre  
66 Acre Site: \$22,000/Acre

**BARBERMURPHY**

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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.



**Listing No:** 1118

**Land**

N.W. Quadrant of Lemen Settlement Rd. & Witte Rd. Collinsville, IL 62234

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$28,500  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

Excellent Residential Development Site. Tree lined site; great layout for a Subdivision. Frontage on Lemen Settlement Rd. and Witte Rd. Final listing price subject to survey.

Parcel #'s: 04-06-100-026, 03-01-200-005, 13-1-21-36-00-000-022 & part of 09-1-22-31-00-000-027

**Total Acres Available:** 119.94

**Min Divisible Acres:** 45.00

**LAND MEASUREMENTS:**

**Acres:** 119.94  
**Frontage:** Irregular FT  
**Depth:** Irregular FT

**Subdivide Site:** Yes

**TRANSPORTATION :**

**Interstate:** I-55/70, I-255, I-64  
**Rail:** No  
**Barge:** No  
**Airport:**

**PROPERTY INFORMATION:**

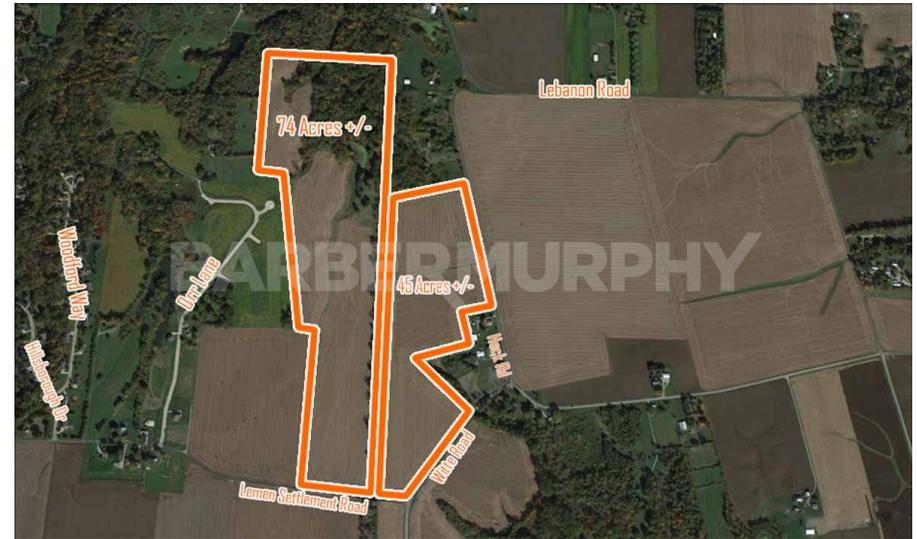
<b>Parcel No:</b>	See Legal Description Comments	<b>TIF:</b>	No	<b>Property Tax:</b>	\$362.00
<b>County:</b>	Madison	<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2017
<b>Zoning:</b>	Agricultural	<b>Survey:</b>	No	<b>Traffic Count:</b>	
<b>Zoning By:</b>	Collinsville/O'Fallon	<b>Environmental:</b>	No	<b>Topography:</b>	Level
<b>Complex:</b>		<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	Caseyville	<b>Service:</b>	<b>Location:</b>	Near Site
<b>Sewer Provider:</b>	None	<b>Service:</b>	<b>Location:</b>	N/A
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>	<b>Location:</b>	On Site
<b>Electric Provider:</b>	Ameren IL	<b>Service:</b>	<b>Location:</b>	On Site
<b>Telecom Provider:</b>		<b>Service:</b>	<b>Location:</b>	

**Listing Broker(s)**

John L. Eichenlaub  
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**Listing No:** 1117

**Land**

66 - Acres NE Quadrant Of Witte & Heck Rd  
NE Quadrant of Witte & Heck Rd.  
Collinsville, IL 62234

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:**  
**Sale Price/Acre:** \$22,000  
**Sale Price/SF:**

**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**Comments**

Prime Residential Development Site with 2,000' of Frontage on Heck Rd. Utilities at or near Site.

Parcel #'s: Part of 9-1-22-31-00-000-027 & 04-06-100-002

**Total Acres Available:** 66.63  
**Min Divisible Acres:** 66.63

**LAND MEASUREMENTS:**

**Acres:** 66.63  
**Frontage:** 2,000 FT  
**Depth:** 1,650 FT

**Subdivide Site:** No

**TRANSPORTATION :**

**Interstate:** I-55/70, I-255, I-64  
**Rail:** No  
**Barge:** No  
**Airport:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b>	Part of 9-1-22-31-00-000-027 & 04-06-100-002	<b>TIF:</b>	No	<b>Property Tax:</b>	\$3,200.00
<b>County:</b>	Madison	<b>Enterprise Zone:</b>	No	<b>Tax Year:</b>	2017
<b>Zoning:</b>	AG	<b>Survey:</b>	No	<b>Traffic Count:</b>	
<b>Zoning By:</b>	Collinsville/O'Fallon	<b>Environmental:</b>	No	<b>Topography:</b>	Level
<b>Complex:</b>		<b>Archaeological:</b>	No		

**UTILITY INFORMATION**

<b>Water Provider:</b>	Caseyville	<b>Service:</b>	<b>Location:</b>	N.W. Section - Witte & Heck
<b>Sewer Provider:</b>	None	<b>Service:</b>	<b>Location:</b>	
<b>Gas Provider:</b>	Ameren IL	<b>Service:</b>	<b>Location:</b>	Lemen Settlement Rd./Witte Rd
<b>Electric Provider:</b>	Southwest Electric	<b>Service:</b>	<b>Location:</b>	On Site
<b>Telecom Provider:</b>		<b>Service:</b>	<b>Location:</b>	

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