

## 107 S Main Hutsonville, IL 62433

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Lots and Land **Active** **LP:** \$27,500  
**MLS#:** 6254179 **DOM:** 0 **OP:** \$27,500



**Lake YN:** No  
**Apx Acres:** 0.48  
**Lot SqFt:** 10,846  
**Apx Lot Dim:**  
**REO:** None

**Permit Ready:**  
**Legal Access:** Yes  
**PUD YN:** No  
**Govt Prgrm:**  
**Leased YN:** No

### Tax Information & Legal

**County:** Crawford  
**Taxes/Yr:** \$0/2024  
**Legal:** ORIGINAL TOWN LOT 38 + N PT LOT 43 DOCKET #84-17-01

**Tax ID:** [03-4-29-015-026-000](#)  
**Tax Exmptn:** Other

### Schools

**District:** Hutsonville Dist. 1

### Property Information and Features

**Zoning:** Other/None  
**CFD Avail:** No  
**Rd Front:** 82  
**Crnt Use Agr:** No  
**Road Constr:** Asphalt  
**Util in Place:** N/A

**Water:** None  
**Pasture Acres:**  
**Govt Act:**

**Sewer:** Unknown  
**Covenant:** No  
**Scrub Ac:**

**Outbuilding:** No  
**SqFt Source:** Public Records

**Util Avail:** N/A

### Remarks and Showing Instructions

**Public:** Located in Downtown Hutsonville, this 0.48-acre parcel offers limitless potential. This lot is the previous location of Tree of Life Ministries. The building has been torn down and removed and the lot has fresh gravel and has been leveled out. Perfect for making your building dream a reality!

**Directions:** Head N on Route 1 from Gordon Junction. Turn E onto E 1750th Ave just after the Dollar General. Continue onto W Clover St from E 1750th Ave. Turn Right onto S Pleasant St. Turn Left towards Wabash Coffee House and right onto Center/Main St. Lot is across from Farmers and Merchants Bank.

**Agent:** Lot is approx. 124' x 89'. Owner believes the concrete slab is about 4' deep.

**Show Instructions/Lockbox:** Show Anytime

### Listing Information

**List Office:** [United Country Burke Auction and Realty \(19](#)  
**Office Phone:** 618-592-4200  
**List Agent:** [Jennifer Kamplain \(359501205\)](#)  
**Phone:** (618) 562-3830  
**List Type:** Excl Rt To Sell  
**Possession:** At Close

**Owner Name:** Gregory C. Decker  
**2nd Owner:** Eula Higginbotham  
**Agt Owned:** No

**List Date:** 07/17/2025  
**Expire Date:** 01/19/2026