

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 **Tax ID:** [03-4-29-015-026-000](#)
Taxes/Yr: \$0/2024 **Tax Exemptn:** Other
Legal: ORIGINAL TOWN LOT 38 + N PT LOT 43 DOCKET #84-17-01

Schools

District: Hutsonville Dist. 1

Property Information and Features

Zoning: Other/None	Water: None	Sewer: Unknown
CFD Avail: No		Covenant: No
Rd Front: 82	Pasture Acres:	Scrub Ac:
Crnt Use Agr: No	Govt Act:	Outbuilding: No
Road Constr: Asphalt		SqFt Source: Public Records
Util in Place: N/A		

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)	Owner Name: Gregory C. Decker	List Date: 07/17/2025
Office Phone: 618-592-4200		Expire Date: 01/19/2026
List Agent: Jenifer Kamplain (359501205)		
Phone: (618) 562-3830	2nd Owner: Eula Higginbotham	
List Type: Excl Rt To Sell	Agt Owned: No	
Possession: At Close		

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)

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