



Listings as of 09/10/2019 at 3:31 PM

Client Detail Report

Property Type: **Acres & Farms**

Old Alton-Edwardsville Rd, Edwardsville 62025

L Price: **\$1,323,255**

MLS #: **19056590** Status: **Active**

County: **Madison-IL**

Area:

Muni/Twp: **Edwardsville**

SubD: **Not in Subdivision**



General Property Information

Type:	Acres Rural, Agricultural Land, Commercial Potential			CDOM:	46
Lot Acres:	139.290 (County Cross St: Records)	Beds:	0	Frm Age:	
Taxes Pd:	\$1,047	Lot Num:	0 (0 0)	Dual Age:	No
Tax Yr:	2018	Sct/Twn:	Age:	Sqft:	0
Elem Schl:	EDWARDSVILLE DIST 7	Zoning:	Agricultural Land		
Jr. High:	EDWARDSVILLE DIST 7	Poss:	At Closing		
Sr. High:	Edwardsville	Lic Sell:	Designated Agent		
Schl District:	Edwardsville DIST 7	Ownership:	Private		

Room Information

<u>Total Rooms</u>	<u>Bedrooms:</u>	<u>Full Baths</u>	<u>Half Baths</u>
# Rms:	Main Beds:	Main Bths:	Mn Bths:
M & U Bds: 0	Up Beds:	Up Bths:	Up Bths:
M & U Bths: 0	Low Beds:	Low Bths:	Lw Bths:
<u>Type</u>	<u>Dimensions</u>	<u>Level</u>	<u>Flooring</u>
			<u>Window Covering</u>

Details

Tillable Ac: 92.00	Pasture Ac: 47.00	Wooded Ac:	Extr Bed:
# Fp:	Garage Info:	#CrpSp:	Cbl Avl:
Conditions:		Easments: Utility	
Main Resi: None		Ht Src:	
Architect:		Water: Not Connected	
Fencing: None		Sewer: Not Connected	
Rd Surface: Asphalt, Concrete		Utilities: None	
Cool: None			
Disclos: Sellers Discl Not Av			
Rd Access: County Road, Interstate/US Hwy., Paved, State Highway			
Curr Use: Crops			
Poss Use: Commercial, Horses, Livestock, Recreation, Tenant Farming, Other			
Spec Dsc: No Exemptions			

Presented By: Adam Jokisch Phone: 618-530-8751

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Old Alton-Edwardsville Rd, Edwardsville 62025

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Buildings: **None**

Sale Incl: **No Crops**

Topography: **Crop, Level Lot, Pasture, Wooded**

Docs at Off: **None**

Remarks

Mrk Rmks: **Fantastic re-development potential! Great opportunity to own 139 +/- acres located on Old Alton Edwardsville Rd, close to the intersection with Cahokia Creek Road. Property is located just west of Edwardsville and near I-255 in Edwardsville School District. Land is currently zoned Agricultural, with about 92 acres being tillable. Cahokia Creek winds through the Southeast portion of the property. Call today to schedule your private tour of this great property. Tax amount reflects both parcels. Second parcel number is 14-1-15-04-00-000-021**