

VACANT LAND AUCTION

★ FRIDAY, OCTOBER 20, 2017 @ 12PM ★

MAPLE GROVE ROAD, EDWARDSVILLE, IL 62025

22.54+/- Acres Can Be Subdivided



Terrific Opportunity for Development or Home Site(s)!

GENERAL PROPERTY INFORMATION

<u>County:</u>	Madison	<u>Electric:</u>	Available Near Property
<u>Parcel ID:</u>	10-1-16-27-00-000-011	<u>Water:</u>	City Water Available Along Maple Grove Road
<u>2016 Taxes:</u>	\$143	<u>Sewer:</u>	Available Near Property
<u>Flood Zone:</u>	None	<u>Natural Gas:</u>	Available Near Property
<u>Zoning:</u>	Agricultural	<u>Farming Rights:</u>	Available for 2018
<u>Jurisdiction:</u>	Madison County Zoning Jurisdiction	<u>Tillable Acres:</u>	16.7+/- Acres
<u>School Dist.:</u>	Triad CU Dist #2	<u>Topography:</u>	Level Ground

*Annexation Into Troy or Glen Carbon Possible with Approval from Proper Authorities
Located Just North of Troy, Approximately 1.5 Miles from the I-55 & I-270 Interchange*

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