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**31± TILLABLE ACRES**  
**EXCELLENT HOME SITE**

**Online Only Auction Residential Lot**  
**40± Ac. Pleasant Ridge Road, Fairview Heights, IL 62208**



**40.36+/- ACRES**

*Viewing: 12-2PM*  
*Sun., Oct., 22, 2023*

***Bidding Closes: 5PM***  
***Wed., October, 25, 2023***

County: St. Clair • 2022 Taxes: \$833  
Parcel Number: 03-20.0-400-012  
Lot Size: 40.36± Ac. • Zoning: R-3, Single Family

*These 40+/- Acres are an ideal site for residential development purposes or building your dream home almost anywhere on these mostly private 40 Acres. There are approximately 31 tillable acres with the rest of the acreage made up of mostly woods. The property is Zoned R-3, Single Family and any potential uses would need prior approval. The property has all public utilities available at or near the property along Pleasant Ridge Road. Whether you are looking for a place to build your new home or for development purposes, this one has it all and remains conveniently located with I-64 access just minutes away.*

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Terms: \$10,000 Down Each Lot Day of Sale on Real Estate  
Balance Due in 30 Days • 6% Buyers Premium  
List subject to change without notice  
Final Bid is Subject to Owner/Seller Approval. LIC# 044000169  
Any announcement made day of sale takes precedence over any printed material

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.