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**31± TILLABLE
ACRES
EXCELLENT
HOME SITE**

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



Bidding Closes: 6:30PM
Tue., April, 7, 2026

County: St. Clair • 2024 Taxes: \$965
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.

Terms: \$20,000 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

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