

ALTON, IL

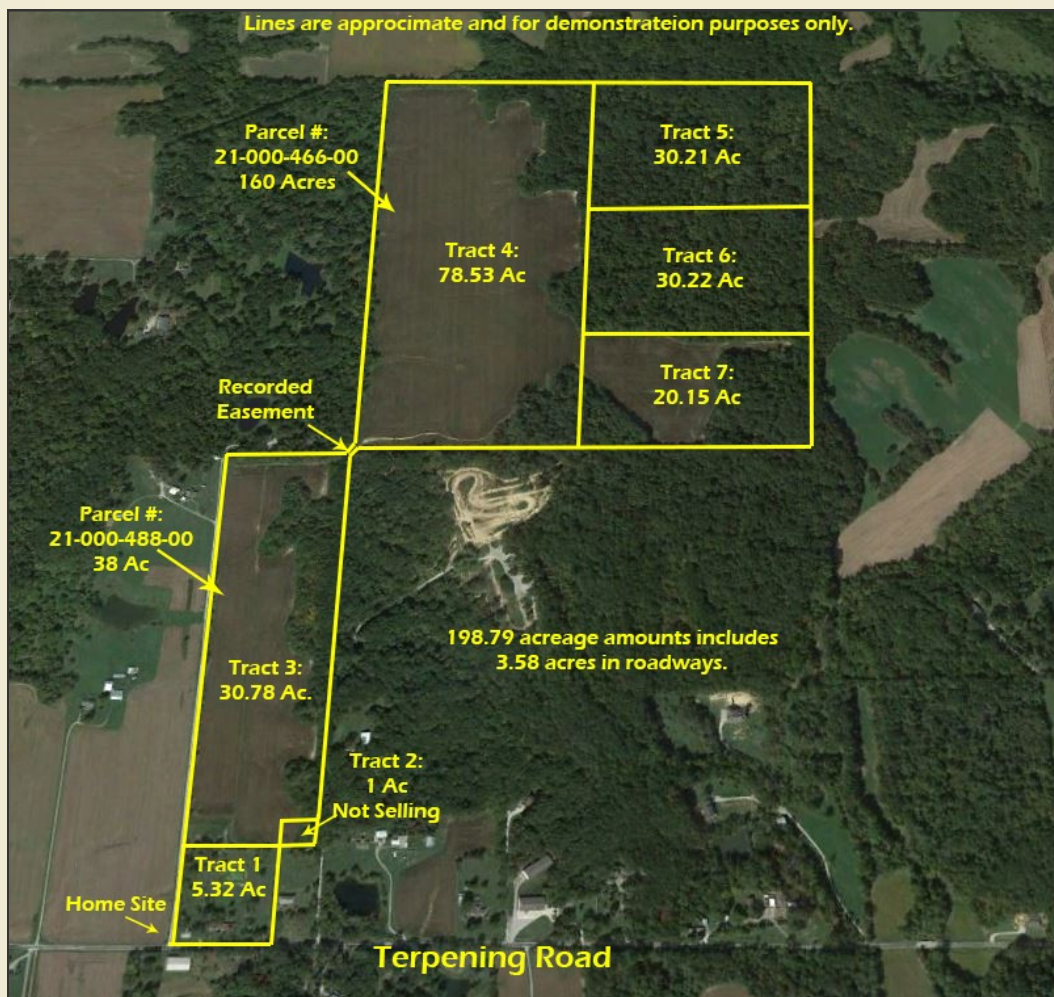
198.79 ACRES & HOMESITE FOR SALE

OFFERED AT \$9,000 / ACRE

Property Address: 2888 Terpening Road, Alton, IL 62002

Property Viewing: By Appointment Only

Offered As 1 Parcel



Property has Recently Been Surveyed



Call for Your Private Showing

Adam's
Realty & Auction LLC

Toll Free: 1-877-566-8751
ADAM JOKISCH
618-530-8751 (mobile #)



City Water Available

2888 Terpening Road, Alton, IL
3BR / 1BA, 900 SF, Ranch Home



Heat: Forced Air Fuel: Propane A/C: Window Units Elec: Fuses Water Heater: Propane
Sewer: Septic Water: Well Basement: Full, Unfinished Fireplace: 1 Year Built: 1950
Schools: Brighton & Southwestern Piasa

County: Macoupin Township: 7 Section: 28 Parcel ID No.: 21-000-488-00
2013 Taxes: \$106 Zoning: Single Family Exemptions: Owner Occupied, Senior Homestead

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198.79 +/- Acres

2888 Terpening Road

Alton, JL 62002



County: Macoupin

Parcel ID #'s 21-000-466-00 (159.11+/- Acres) & 21-000-488-00 (30.78 +/- Acres)

2013 Taxes: 21-000-488-00 - \$106 - tax amount reflects 2 senior exemption for a single family home selling with the land.
21-000-466-00 - \$275

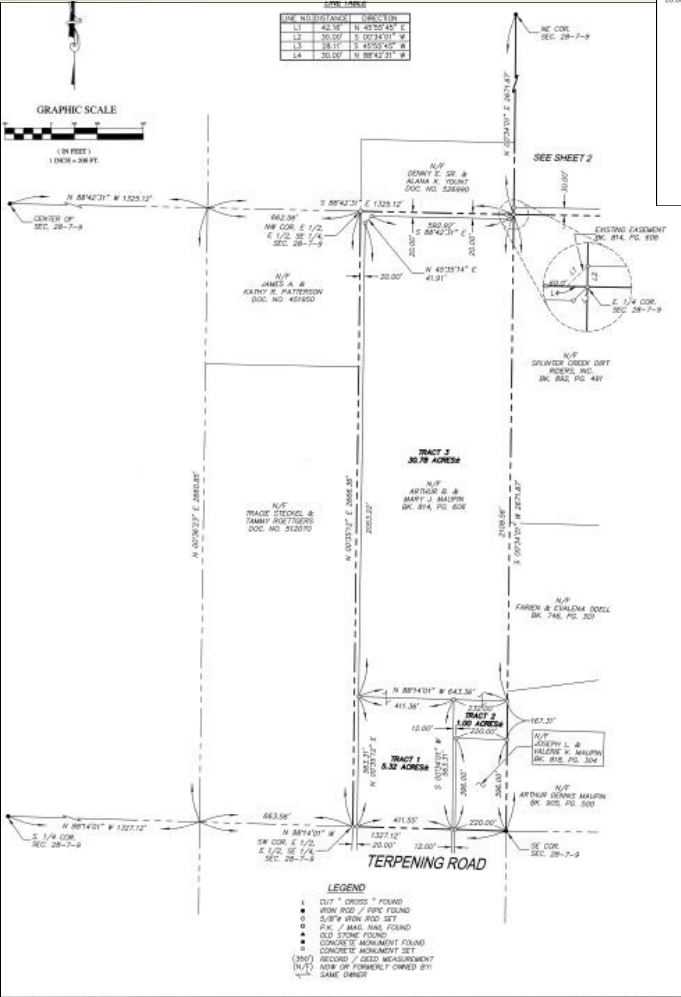
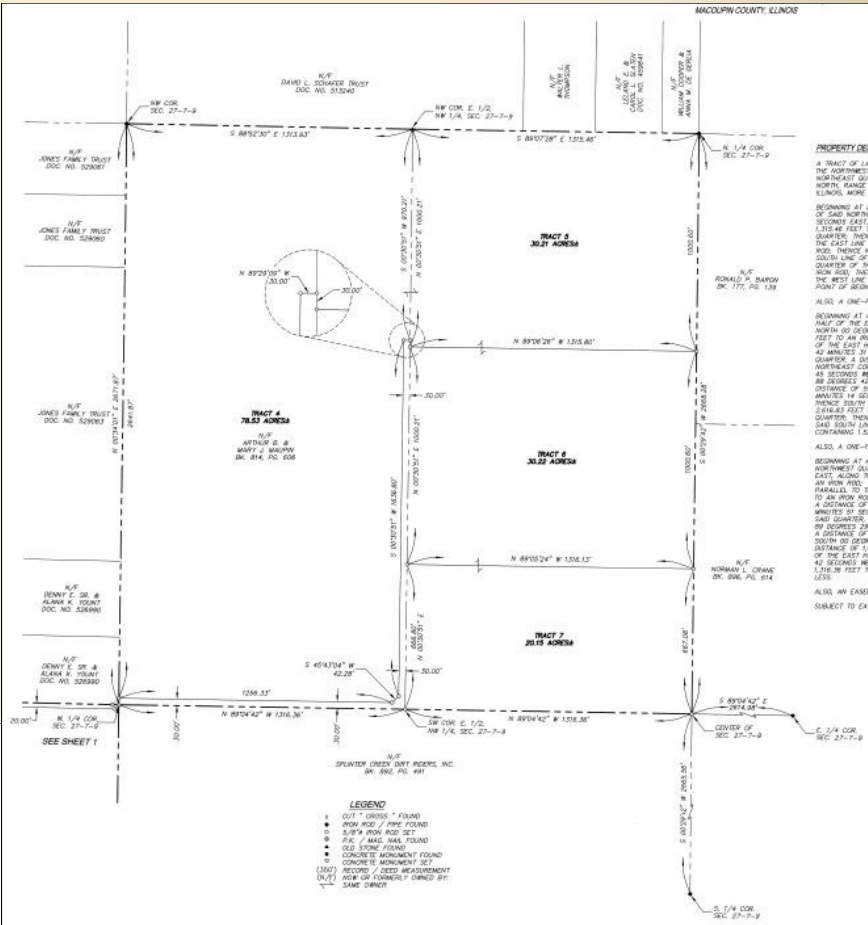
Utilities: Water available at Terpening Rd. However, there is no water at the property. Property is best suited for private sewer system and propane. Electric is available.

Zoning: Agriculture

Schools: Southwestern District #9

Directions: From I-255 take Fosterburg Rd. exit; Continue on Fosterburg Rd for 7 miles then turn left onto Crosby Rd/Terpening Rd; Property will be about 1 mile on the right side of Terpening Rd.

Farming rights in place through Fall of 2015



Soil Types: 6C2 Fishhook silt loam, 8D2 Hickory loam, 8F Hickory silt loam, 8G Hickory silt loam, 119C2 Elco silt loam, 280B Fayette silt loam, 517A Marine silt loam, 582B Homen silt loam, 897D2 Bunkum-Atlas silt loams, 3451A Lawson silt loam