

Land for Sale



Madonna Land Trust

37.89+/- Acres

Mascoutah Township, St. Clair County, Illinois



Dale R. Kellermann, Broker

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St. Clair County Farm/Development Land For Sale

General Description

Offered for sale is 37.89 +/- acres located along North 6th Street, just north of Mascoutah Middle School and north-east of Scheve Park.

The average soil productivity index rating for the property is 141. Soil types include: Mascoutah silty clay loam and Edwardsville silt loam.

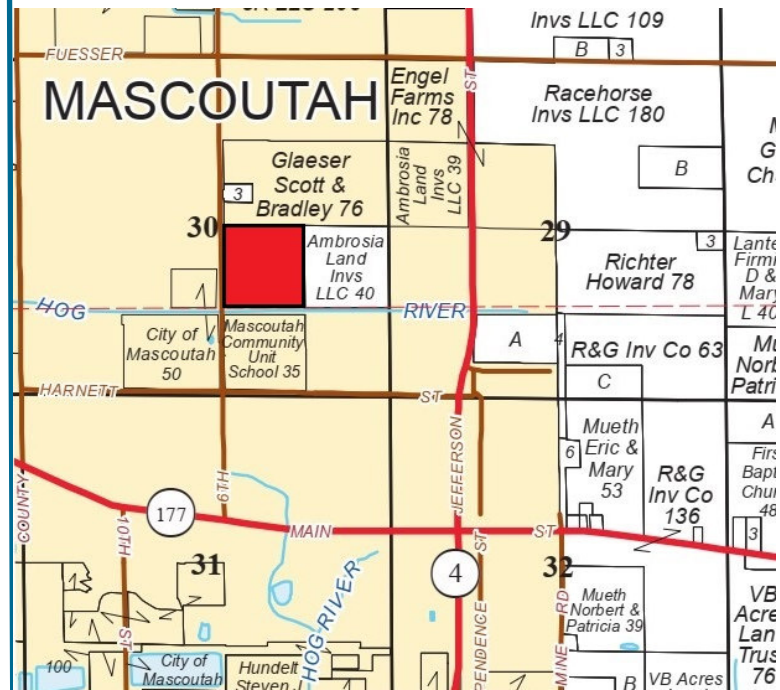
There is plenty of potential with this outstanding property. The development opportunities are endless and the close proximity to the school is a must have for any developer.

This property is being offered at \$21,000 per acre.

This offering represents an excellent property in Mascoutah, IL. Please contact Dale Kellermann at 618-791-0114 for more information.

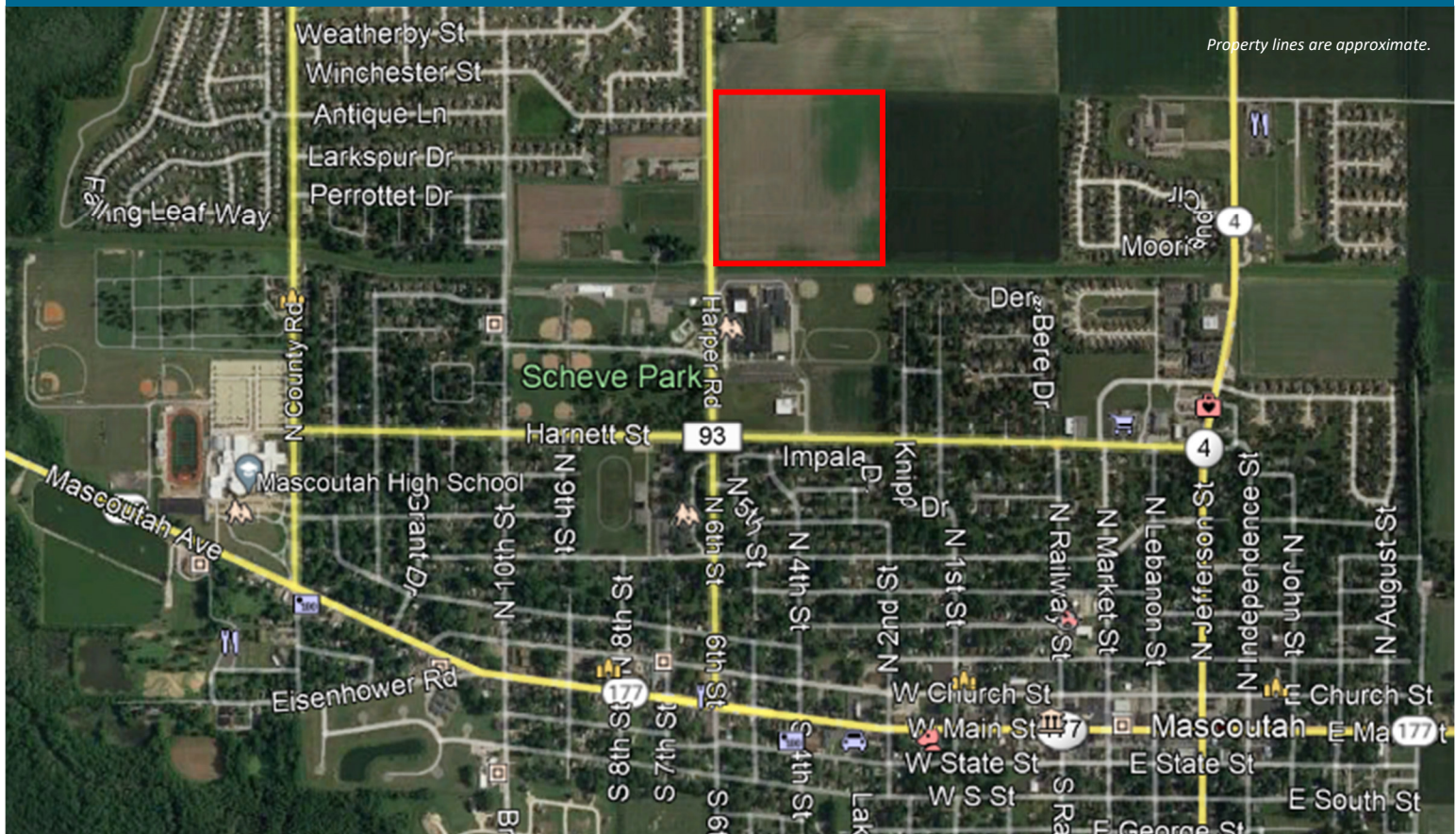
Plat of Sale Property - St. Clair County, IL

Mascoutah Township - T 1N, Range 6W



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AERIAL MAP OF SALE PROPERTY

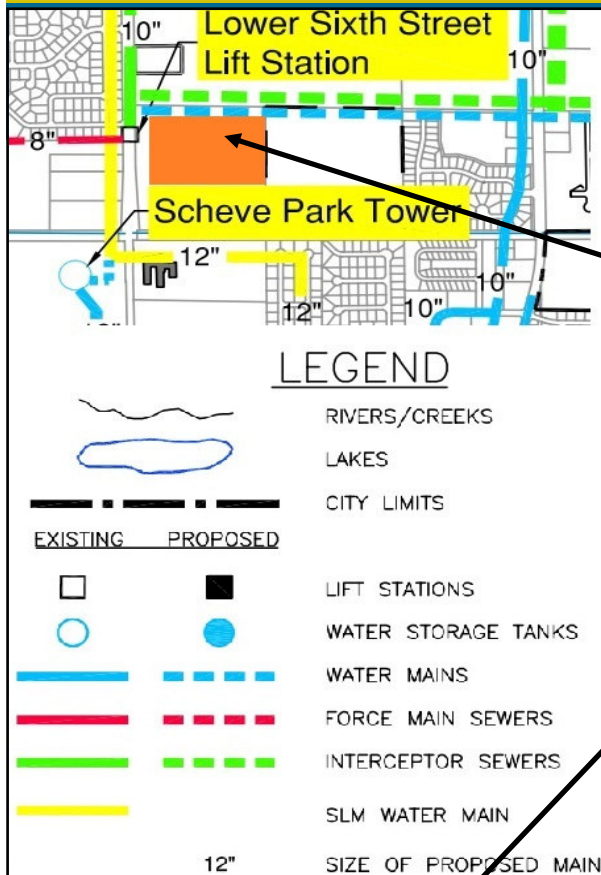


Property lines are approximate.

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REAL ESTATE TAX DATA

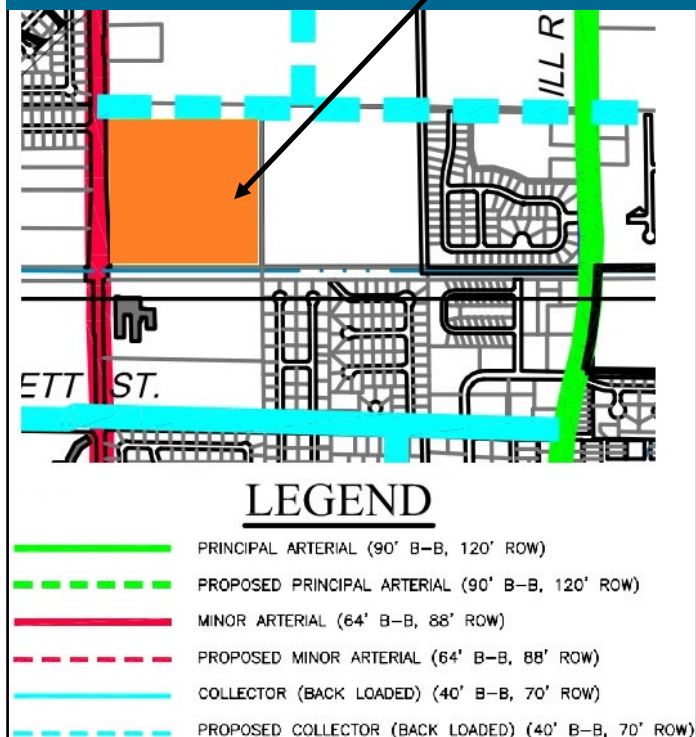
Parcel No.	Acres	2020 Assessment	2020 Taxes Payable 2021	Per Acre
10-30.0-400-030	37.62	\$ 23,334	\$ 2,005.04	\$ 53.30



MASCOUTAH'S WATER AND WASTEWATER PLAN

Sale Parcel

MASCOUTAH'S TRAFFIC CIRCULATION PLAN



TERMS AND TITLE

List Price

\$21,000 Per Surveyed Acre
Total Price: \$795,700 (rounded)

Procedure

This property is being offered as a single tract.

Down Payment & Closing

Ten percent (10%) down payment will be required with executed contract to purchase with the balance due at closing. Closing to be scheduled within thirty (30) days of contract date.

Title Policy/Minerals

The buyer(s) will be provided a title policy in the amount of the purchase price. The owner's remaining interest, if any, of any coal and mineral rights will be conveyed with the land.

Possession

Possession will be granted at closing of this transaction subject to the tenant in possession.

Current Operation

The lease is open for the 2022 crop year.

Real Estate Taxes

The seller has paid the 2020 real estate taxes due in 2021. The buyer will receive a credit for the 2021 real estate taxes due in 2022. Buyer will be responsible for 2022 taxes due in 2023.

Disclaimer

The information contained in this brochure is considered accurate, however, this information is subject to verification, and no liability for errors or omissions is assumed.

Agency Disclosure

First Illinois Ag Group and its staff are agents of the seller and, in that capacity, represent only the seller.

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➤ Land for Sale St. Clair County, Illinois

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