



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

30.702 Acres Illinois Income Producing Farmland for Sale - Madison County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

PRICE IMPROVED



PROPERTY ADDRESS:

00 Maple Grove Rd.
Glen Carbon, IL 62034

PRICE: \$639,000

ACRES: 30.702

COUNTY: Madison

PROPERTY HIGHLIGHTS:

- 30.702 Acres in Madison County, IL
- Triad School District
- Development Potential
- Close Access to I-55 and I-270
- Income Producing Farmland
- Close to Numerous Amenities
- Easy Commute to St. Louis

PROPERTY DESCRIPTION:

30.702 acres of Illinois income producing farmland for sale located at the I-55 and I-270 cloverleaf in Glen Carbon, IL. The land is currently zoned as agricultural with the Madison County Zoning/adopted I-55 Corridor plan showing this land will be zoned neighborhood residential which could allow for development potential. The access to the property is via a platted gravel road with culverts installed and maintained by the Pin Oak Township. The property is currently used for crops and the average annual income is approximately \$8,000. The land is in a desirable area close to Father McGivney Catholic High School, Anderson Hospital and Plummer Family Park. The buyer is responsible to verify all information and data which is derived from various sources and not warranted as accurate.



PRESENTED BY:

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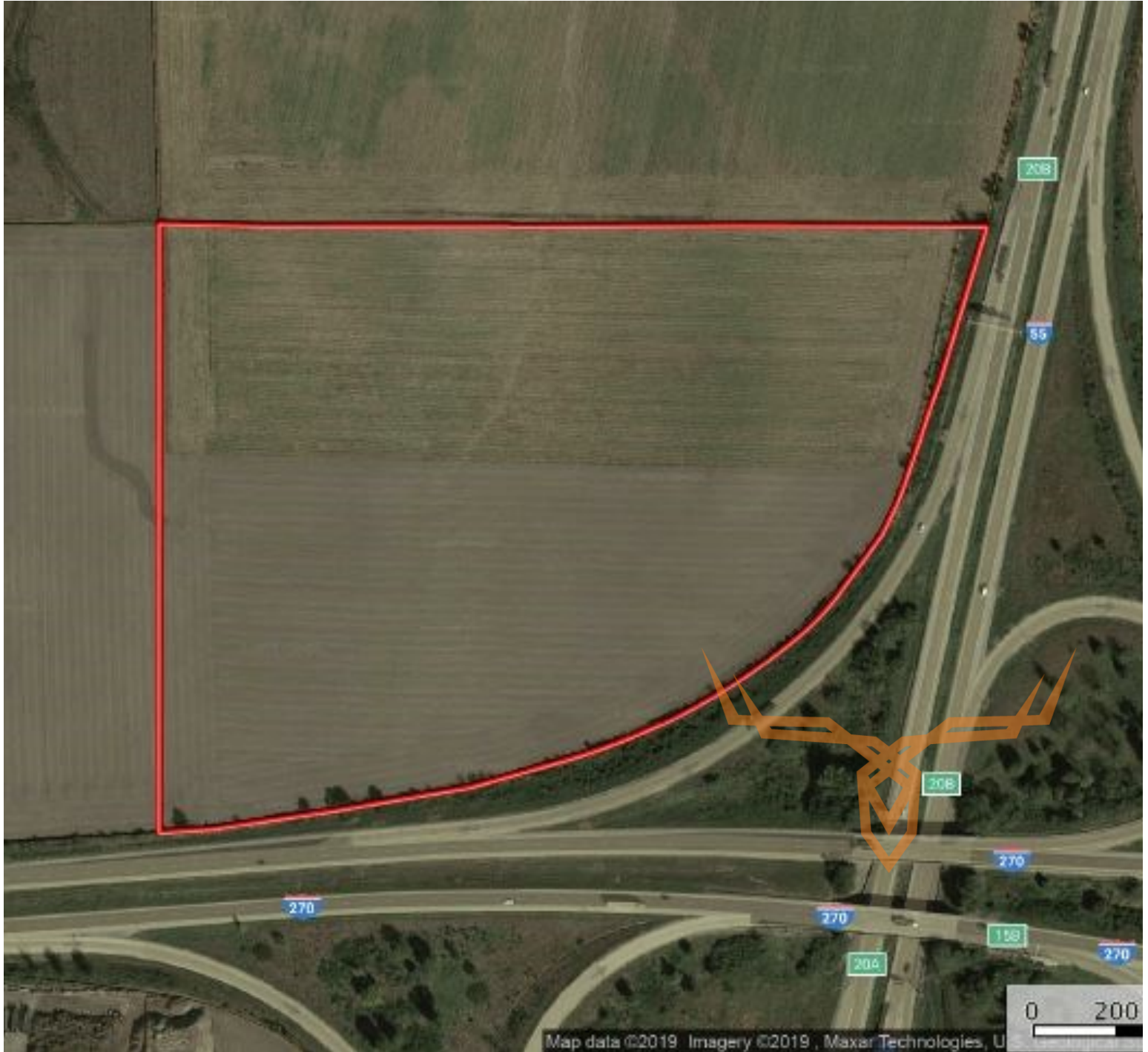
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals