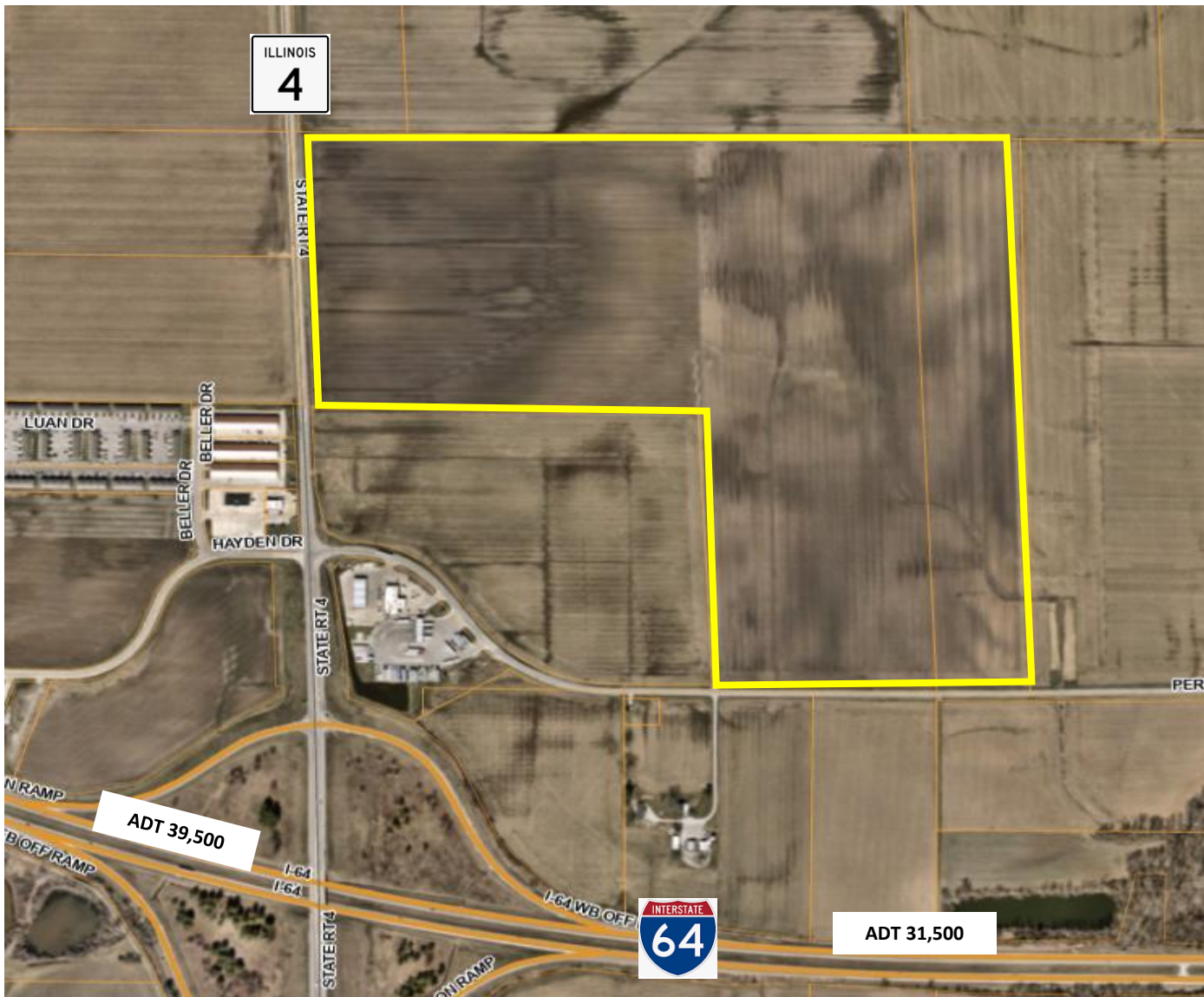


Land Near Mascoutah, IL

132.22+/- ACRES FOR SALE



PROPERTY OVERVIEW

- Zoned Agriculture
- Located in St. Clair County
- AO3 Height Restricted Area (35 feet)
- Easy access to both I-64 and IL Route 4
- Adjacent to Scott AFB and MidAmerica Airport

Price \$3,950,000
(\$29,875 per acre)

WP | WITTENAUER
PROPERTIES

1177 N. Green Mount Road, Suite 201, O'Fallon, IL 62269

Phone: 618-632-5850 | Fax: 618-632-3270

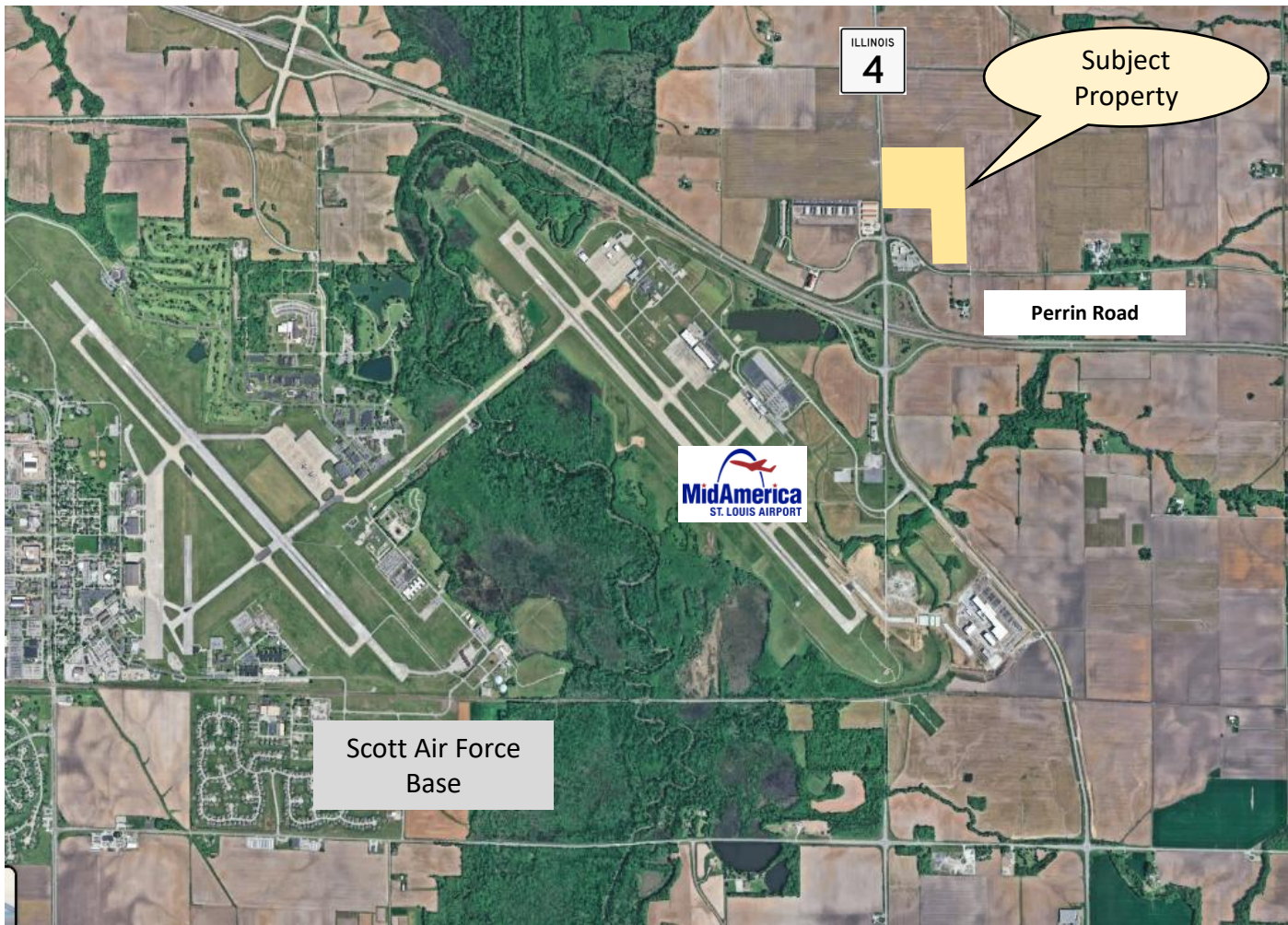
Email: info@wittenauerproperties.com

www.wittenauerproperties.com

The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Land Near Mascoutah, IL

132.22+/- ACRES FOR SALE



Utility	Provider	Capacity	Location
Water	City of Mascoutah	8" Line	Perrin Rd
Sewer	City of Mascoutah	15" Line	Perrin Rd
Gas	Ameren	4" Line	Rt 4 and Perrin Rd
Electric	Ameren	34 kv & 12 kv	Route 4

FOR INFO, CONTACT:

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Managing Broker
david@wittenauerproperties.com
Office: 618-632-5850
Mobile: 618-719-1197