

**For  
Sale**

# 2 Acre Building Site in Madison Co, IL

4323 WAGNER RD, MARINE IL 62061

PROPERTYPEDDLER.COM

Lines Are Approximate



One of only two residential building lots left! This level 2 acre corner entry lot is located in the Triad School District. This lot is 192.9' x 451.6' and utilities including water, electricity, internet and phone are available on site. This rural subdivision is in a sparsely populated area located on a road less traveled. Just off Pocahontas Road, this location offers simple living with the convenience of being only 10 min. from the Highland Walmart, 20 min. to Edwardsville shopping, and 30 minutes to Scott Air Force Base.

**Parcel(s):** Part of parcel 6-1-17-02-00-000-006

**Taxes:** TBD - Split Parcel

**PRICE: \$38,000**



**Mark Thomas**  
**Real Estate Broker**

**618-221-1960**

**markthomas@propertypeddler.com**

