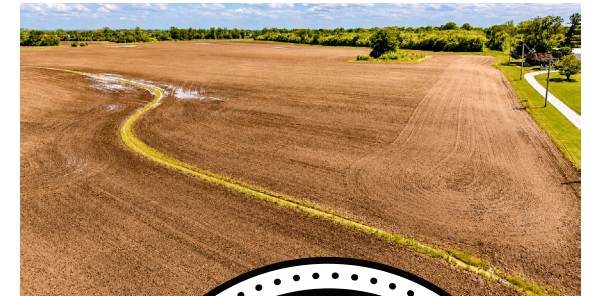


LAND FOR SALE

# PRIME DEVELOPMENT TRACT IN GRANITE CITY, ILLINOIS

COUNTY: **MADISON**  
STATE: **ILLINOIS**  
ACRES: **77**



## PROPERTY FEATURES

- 1,300 feet of road frontage along busy Pontoon Road
- Approximately 60 acres of open ground
- 48 +/- acres of productive tillable farmland - current farmer has rights through 10/31/26
- Zoned C-5, Highway Commercial District with potential to be rezoned to residential
- Near both residential and commercial areas
- Just north of Horseshoe Lake
- Across the street from the Legacy Golf Course
- Alton and Southern Railway spur on the east boundary
- Legal easement to enter property off Pontoon Road

For more information, contact:

**DANE WERNER**, Land Agent

**573.521.9061** | [DWerner@MidwestLandGroup.com](mailto:DWerner@MidwestLandGroup.com)

**MidwestLandGroup.com**

This property is being offered by Midwest Land Group, LLC, 7111 W. 151st Street, Ste. 27, Overland Park, KS 66223, 913.674.8010. Licensed in AL, AR, IA, IL, IN, KS, KY, LA, MN, MO, MS, MT, NE, OH, OK, SD, TN, TX, WI, and WY.

