

Professional Real Estate Auctions By:

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3BR/2BA HOME
OUTBUILDINGS
7 ACRES

Online Only Real Estate Auction

11138 State Route 161, Mascoutah, IL 62258

Lines are approximate.

7.0+/- Ac

Bidding Closes: 6:30PM

Thursday, September 26, 2024

Viewing: 2:30-4:30PM

Sunday, September 22, 2024

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Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

County: St. Clair ♦ **2023 Taxes:** \$2,944
Exemptions: Owner Occupied, Senior Citizen
Senior Assessment Freeze
Parcel Number: 10-15.0-200-006
Zoning: Unincorporated
Total Lot Size: 7.0± Ac
Schools: Mascoutah Dist. #19, Mascoutah HS

Terms: \$15,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

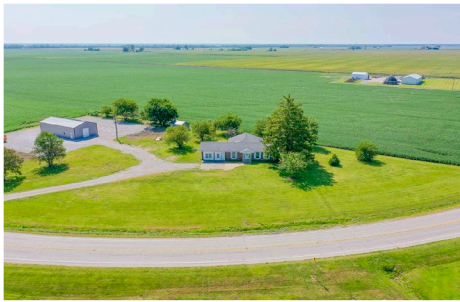
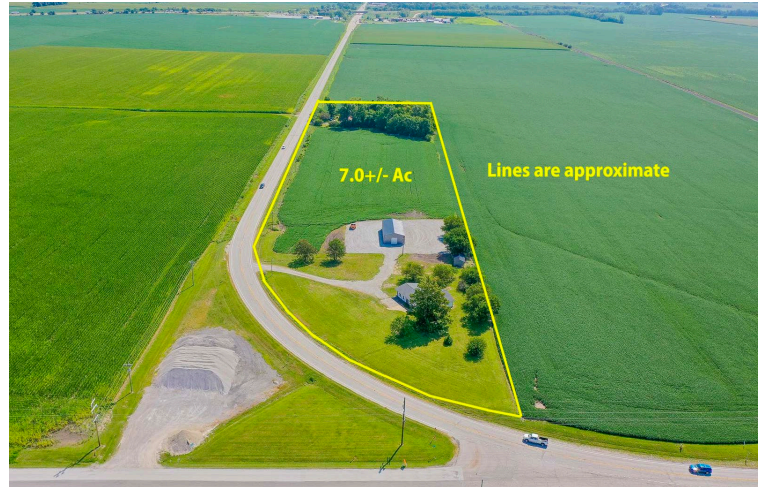
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

11138 State Route 161 Property Information

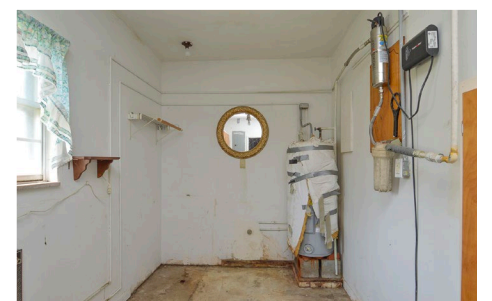
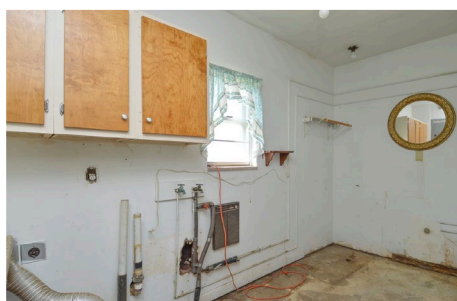
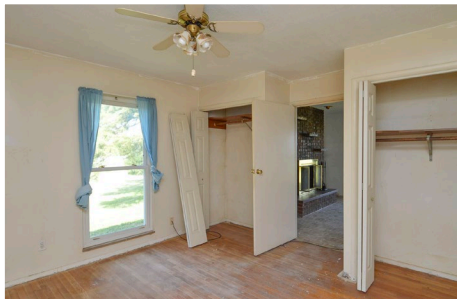
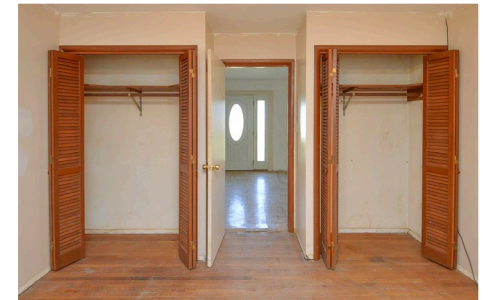
3BR/2BA ~ 1,656± Total Finished SF ♦ Year Built: 1962 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace
Propane Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Basement: None, Crawl Space
Electric: Circuit Breaker ♦ Gravel Driveway ♦ 30' x 60' Barn w/ Electric ♦ 10' x 8' Garden Shed

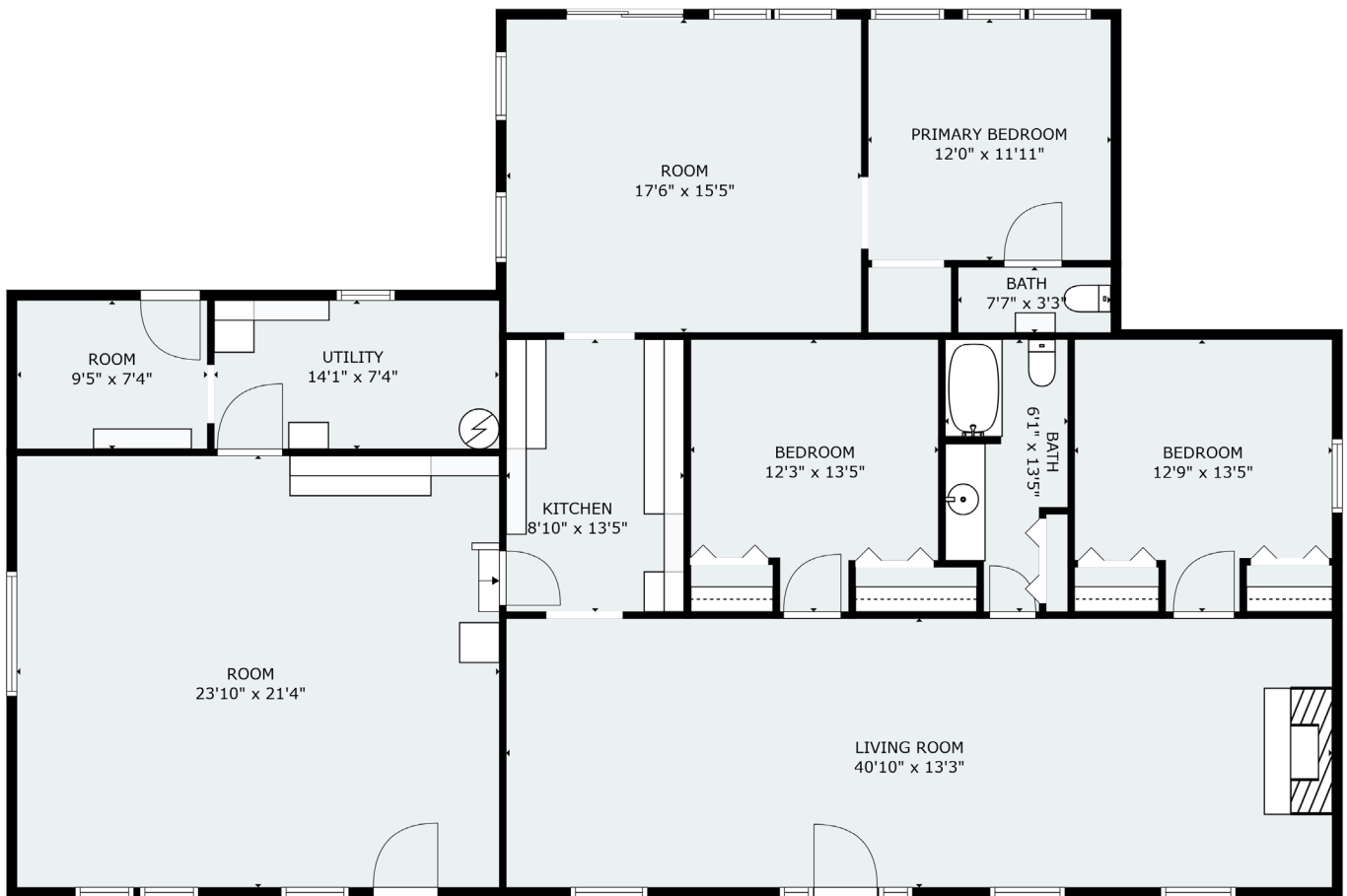


Calling all Investors/Rehabs! Don't miss out on this great opportunity to acquire this potential filled 3BR/2BA ranch home with a 60' x 30' pole barn on 7+/- acres in Mascoutah, IL! The home features a large living room with wood burning fireplace, a primary suite with a roughed in half bath, a galley kitchen, a large family room, a full bathroom. The home is in various stages of remodeling as is ready for the new owner to finish it to fit their unique style. The home also has an attached workshop with a separate utility room with washer & dryer hook-ups. The property also includes a 10' x 8' garden shed with concrete floor and a 30' x 60' pole barn with two bay doors, electric and a concrete floor. The property has some tillable land and is conveniently located directly off IL-161 near Summerfield Road and just minutes from Scott Air Force Base. The property is located within the Mascoutah School District.



Additional Property Photographs





FLOOR 1

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

