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# Online Only Real Estate Auction

825 W Green Street, Mascoutah, IL 62258

**2BR/2BA HOME**

**DETACHED  
2 CAR GARAGE**

**4 PARCELS  
SELLING AS 1**



*Bidding Closes: 5PM*  
*Thursday, November 14, 2024*

*Viewing: 2:30-4:30PM*  
*Sunday, November 10, 2024*

Text ADAMS to 1-800-496-6299 To Be  
Notified of ALL of our Upcoming Auctions



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:** \$1,592

**Exemptions:** Owner Occupied, Senior Citizen  
Senior Assessment Freeze

**Parcel Numbers:** 10-31.0-120-014, 10-31.0-120-015  
10-31.0-120-006, 10-31.0-120-007

**Zoning:** Single Family

**Total Lot Size:** 0.44± Ac

**Schools:** Mascoutah Dist. #19 & Mascoutah HS

Terms: \$5,000 Down Day of Sale on Real Estate  
Balance Due in 30 Days ♦ 6% Buyers Premium  
List subject to change without notice

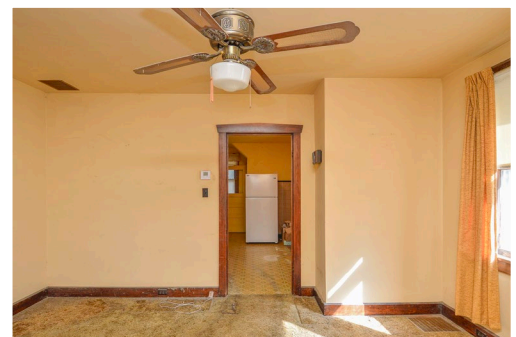
Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169  
Any announcement made day of sale takes precedence over any printed material

# 825 West Green Street Property Information

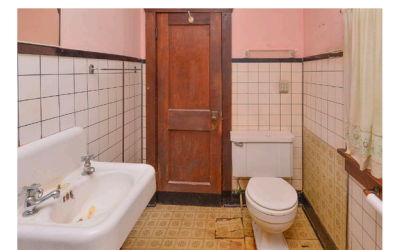
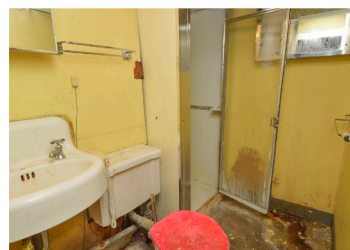
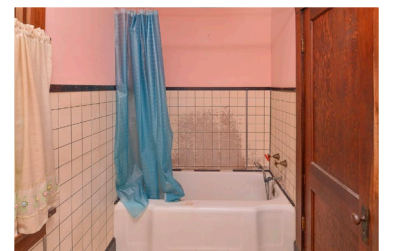
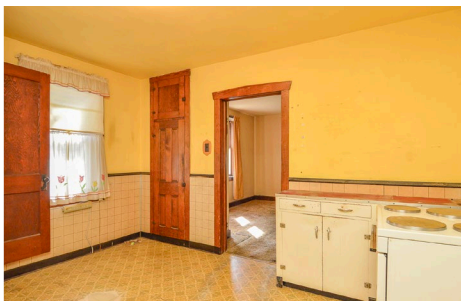
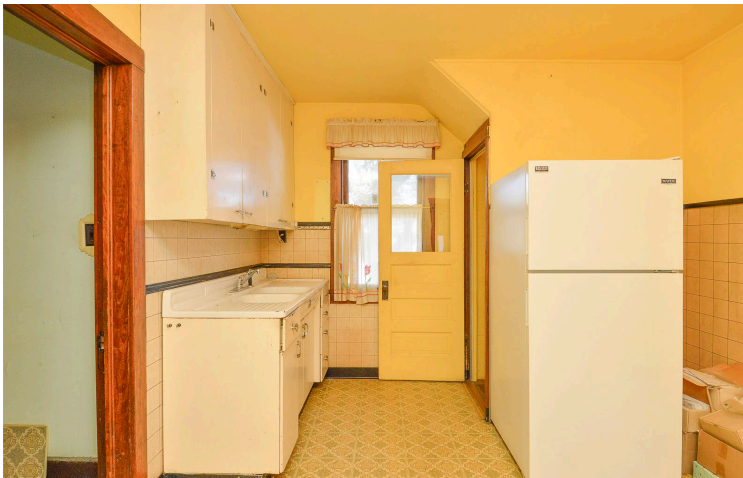
2BR/2BA ~ 1,260± Total Finished Sq. Ft. ♦ Year Built: 1933 ♦ Forced Air Heating (Main Level Only) ♦ Electric: Fuses  
Central Air (Main Level Only) ♦ Gas Furnace ♦ Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Gravel Driveway  
Basement: Full, Unfinished ♦ 31' x 23' ~ 2 Car Detached Garage ♦ 27' x 17' Shed With Electric ♦ 12' x 18' Shed With Electric

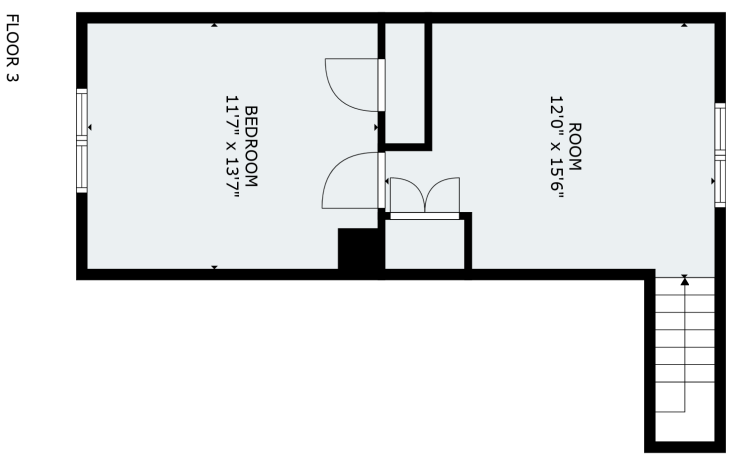
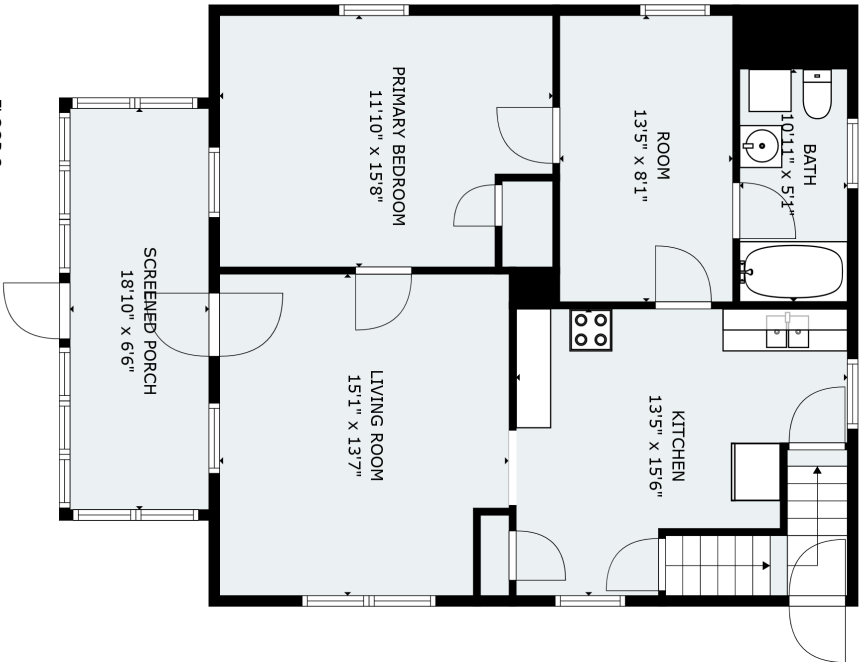
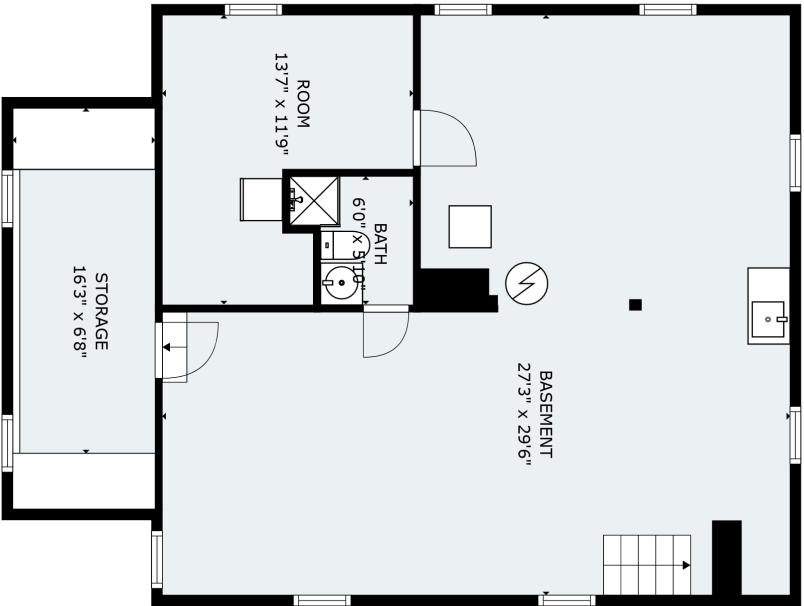


Potential filled 2BR/2BA home with a full, unfinished basement, detached 2 car garage and additional outbuildings in Mascoutah, IL! The main level of the home features a large living room, a kitchen and dining area, the primary bedroom, a full bathroom, and laundry room. The second level houses the home's second bedroom and has a bonus room that could be used as a third bedroom. The full, unfinished basement includes a three-quarter bath and ample storage space. The property has a detached 31' x 23' two car garage, a 27' x 17' shed, and a 12' x 18' shed all with electric. Situated on four parcels selling as one with a combined.44± acres and located minutes from schools and parks as well as charming downtown Mascoutah and Scott Air Force Base and I-64!



# *Additional Property Photographs*





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

