

ONLINE ONLY RESIDENTIAL REAL ESTATE AUCTION

134 W. Main Street, Mascoutah, IL 62258

BIDDING CLOSES: 5PM ~ Tuesday, May 9, 2023

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.
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**3BR/2BA ESTATE HOME
W/ GUEST HOUSE
& BARN ON .45+/- AC**

PROPERTY HIGHLIGHTS

- Main house ,Guest House, Multiple Outbuildings,
- Zoned: DC, Downtown Commercial
- 15 Minutes From SAFB And Mid America St. Louis Airport
- Directly Off Route 177 In Downtown Mascoutah
- 4 Parcels On .45+/- Acres

MAIN HOUSE

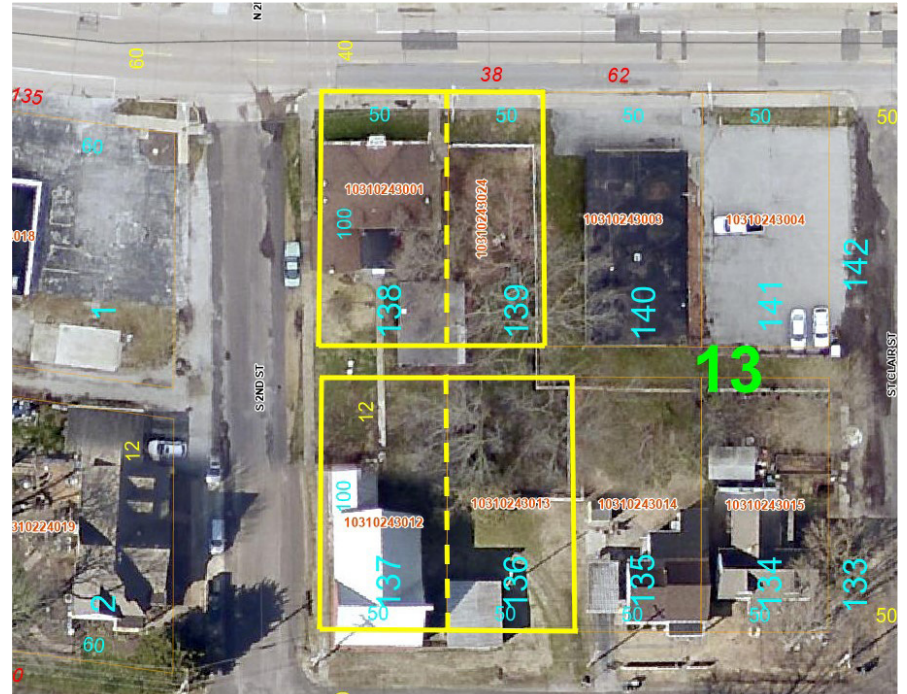
- 3BR/2BA, 2,529± SF; 1.5 Stories, Unfinished Basement, Slab
- Open Kitchen w/ Breakfast Nook
- Formal Dining Room/ Spacious Living Room & Foyer
- Bonus Room w/ Attached Office & Private Entrance Doors
- Central Heating (Main Level Only) AC Window Units/ Mini Split

GUEST HOUSE

- 1BR/.5BA, 696+/-SF
- Central Heating and AC Window Units
- Electric Water Heater, Gas Furnace
- Circuit Breaker w/ 200 AMP Service
- Formally Used As A Beauty Salon

OUTBUILDINGS

- 30x50 Pole Barn w/ Electric & Workshop
- 12x32 Covered Carport w/ Attached 18x20 Three Sided Shed
- Separate 30x20 Shed was used for Corn Storage



GENERAL INFORMATION & AUCTION TERMS



1862 & 1990

YEAR BUILT

.45± AC

TOTAL LOT SIZE

3,225± SF

COMBINED LIVABLE SPACE

DOWNTOWN COMMERCIAL

ZONING

\$5,542

TOTAL '21 TAXES

UTILITIES: Central Heating/Window Unit A/C • Water/Sewer: Public (2 Additional Wells) • Roof: Shingle: (Replaced IN 2020)

Electric: Fuses/Circuit Breaker • Water Heater: Gas/Electric • Basement: Crawl Space/Full Unfinished/Slab

Heat: Gas Furnace • 30'x50' Barn w/ attached 18'x20' Shed • 34'x20' Additional Outbuilding • Zoned: DC, Downtown Commercial

PARCEL NUMBERS

P.I.N	Size	Amount
10-31.0-243-001	0.12± Acre	\$4,414
10-31.0-243-024	0.09± Acre	\$170
10-31.0-243-012	0.12± Acre	\$678
10-31.0-243-013	0.12± Acre	\$280

Terms: \$10,000 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# 044000169

Any announcement made day of sale takes precedence over any printed material



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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.

PROPERTY PHOTOS

Four Parcels selling as one! 3BR/2BA estate home with separate guest house and pole barn on a combined 0.45+/- acres in downtown Mascoutah! The property sits just off Route 177 and is a mere 15 minutes from SAFB and MidAmerica St. Louis Airport. The main house has a spacious living room and foyer, with two rooms on the main level directly off the kitchen, complete with breakfast nook. The two main level rooms have private exterior doorways and could be used as additional bedrooms. The homes three bedrooms are on the second floor and share a full bath off the hallway. The separate guest house on the property was previously used as a beauty shop and has 696+/- Sq. Ft. of space. The home has central heating with AC window units, as well as a half bath and breaker box with 200 AMP service. The 30x50 pole barn has a built in workshop with electric, a built in 24x10 paved garage, an attached 12x32 covered carport as well as an attached 18x20 three sided shed. There is an additional shed on the property that measures 30x20 that is perfect for storage. This property is zoned downtown commercial and offers so much potential!



The main house has an open-eat in kitchen, seperate formal dining room, large family room, two main level rooms with private entrances and a full bath. Three upper bedrooms and full bath. Large front foyer and solid brick interior walls. Central heating on main level only.

PROPERTY PHOTOS



The Properties outbuildings all have dirt floors with the exception of a walled off 24x10 section on the main barn which has a paved concrete floor, manual garage door and measures 24x10. The main barn also has a built in workshop with electric and private entranceway accessed through the 12x32 attached covered carport with back alley access.



The guest house has one half bath and central heating with AC window units. large front and back rooms that could be divided with an interior wall and doorway. Guest house is on a slab and has public water and sewer.