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**3BR/2BA HOME**  
**0.25± ACRE LOT**  
**MASCOUTAH SCHOOLS**

# Online Only Real Estate Auction

318 West Oak Street, Mascoutah, IL 62258



***Bidding Closes: 5:30PM***  
***Wednesday, July 30, 2025***

***Viewing: 2:30-4:30PM***  
***Sunday, July 27, 2025***

**County:** St. Clair ♦ **2024 Taxes:** \$4,447

**Exemptions:** None

**Parcel Number:** 10-31.0-211-001

**Zoning:** Single Family

**Total Lot Size:** 0.25± Ac

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

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# 444.000169

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.





# 318 West Oak Street Property Information

3BR/2BA ~ 1,663± Total Finished SF ♦ Year Built: 1967 ♦ Forced Air Heating ♦ Central Air ♦ Gas Furnace ♦ Electric: Breaker Box  
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Concrete Driveway ♦ Basement: None, Crawl Space/Slab

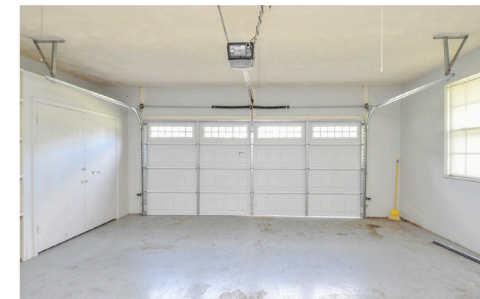


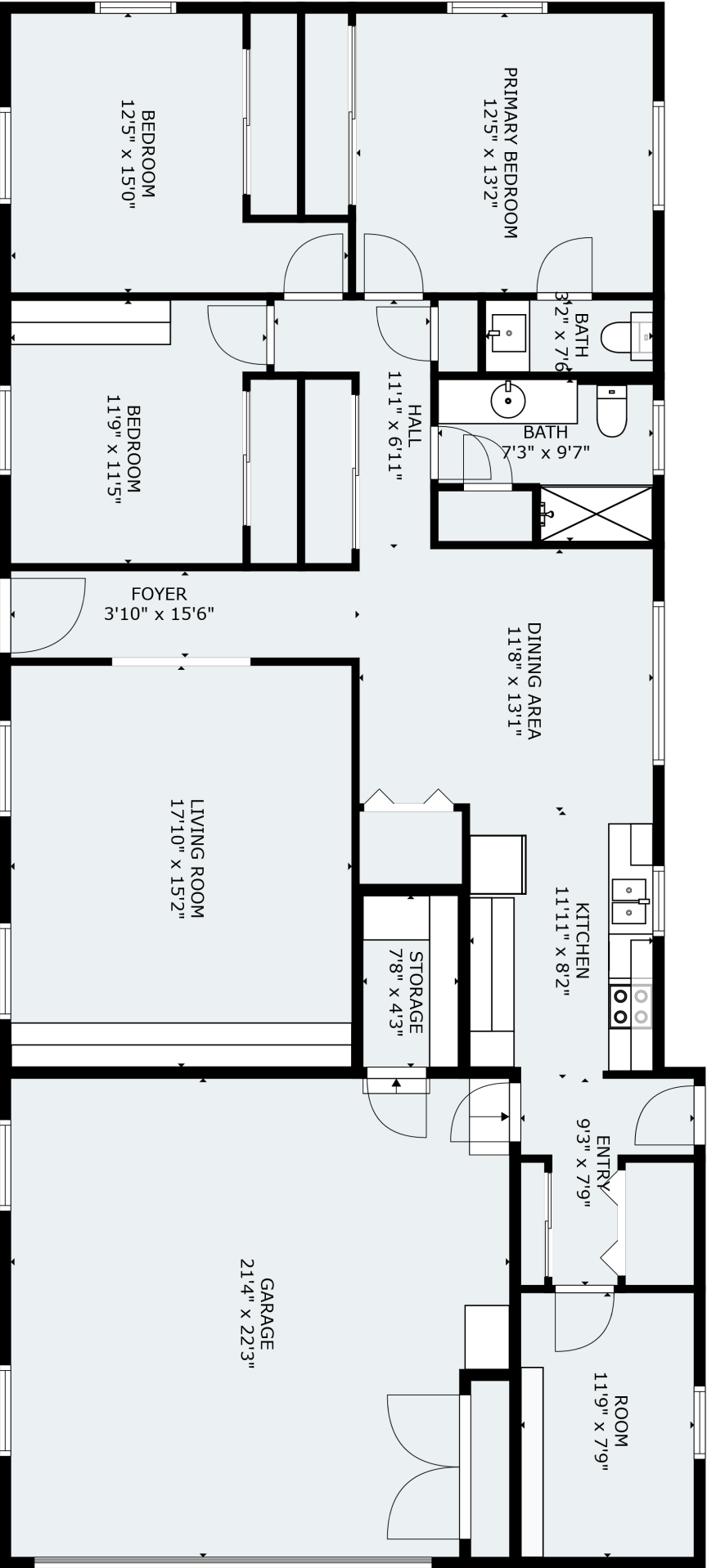
Well-Maintained 3BR Brick Ranch on Corner Lot in Mascoutah! Pride of ownership shines through in this lovingly cared for 3-bedroom, 2-bath ranch home nestled on a spacious corner lot in Mascoutah, IL. From the custom built-ins in the bright living room to the original hardwood flooring in the bedrooms, this solid brick home offers comfort, character, and convenience. The galley-style kitchen and dining area flow easily for everyday meals or casual entertaining of friends and family, with all kitchen appliances included. Just off the kitchen, a versatile bonus room makes a great office, playroom, or potential fourth bedroom. Down the hall, a beautifully tiled three-quarter bath includes a large linen closet. The primary bedroom features an oversized closet and private half bath, while two additional bedrooms offer hardwood floors and generous space. The attached two-car garage offers plenty of function with washer/dryer hookups, a sealed concrete floor, electric wall heater, and added storage. Set on 0.25± acres, this home is close to the shops of downtown Mascoutah, parks and schools, while remaining a mere 10 minutes to Scott Air Force Base.





# *Additional Photographs*





FLOOR 1

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

