

Professional Real Estate Auctions By:
Adam's
Auction & Real Estate Services, Inc.
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Online Only Auction

266 Woodland Trails Drive, Collinsville, IL 62234

3BR/2BA MOBILE HOME

CORNER LOT

**WOODLAND TRAILS
COMMUNITY**



Bidding Closes: 5:30PM
Thursday, August 7, 2025

Viewing: 2:30-4:30PM
Sunday, August 3, 2025

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

County: Madison ♦ **2024 Mobile Home Taxes:** \$108

** No Real Estate Being Sold**

Exemptions: None

Parcel Number: 13-450-00246

Vehicle ID Number: 100917TIGA

Schools: Collinsville CU #9 & Collinsville HS

Terms: \$5,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 10% Buyers Premium or \$1,500.00 Minimum
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



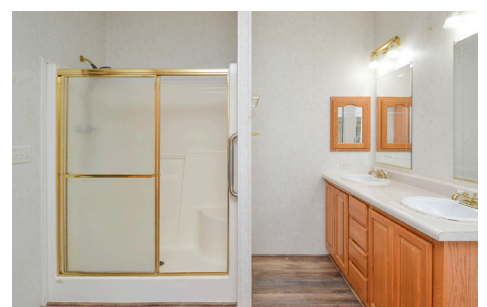
Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental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

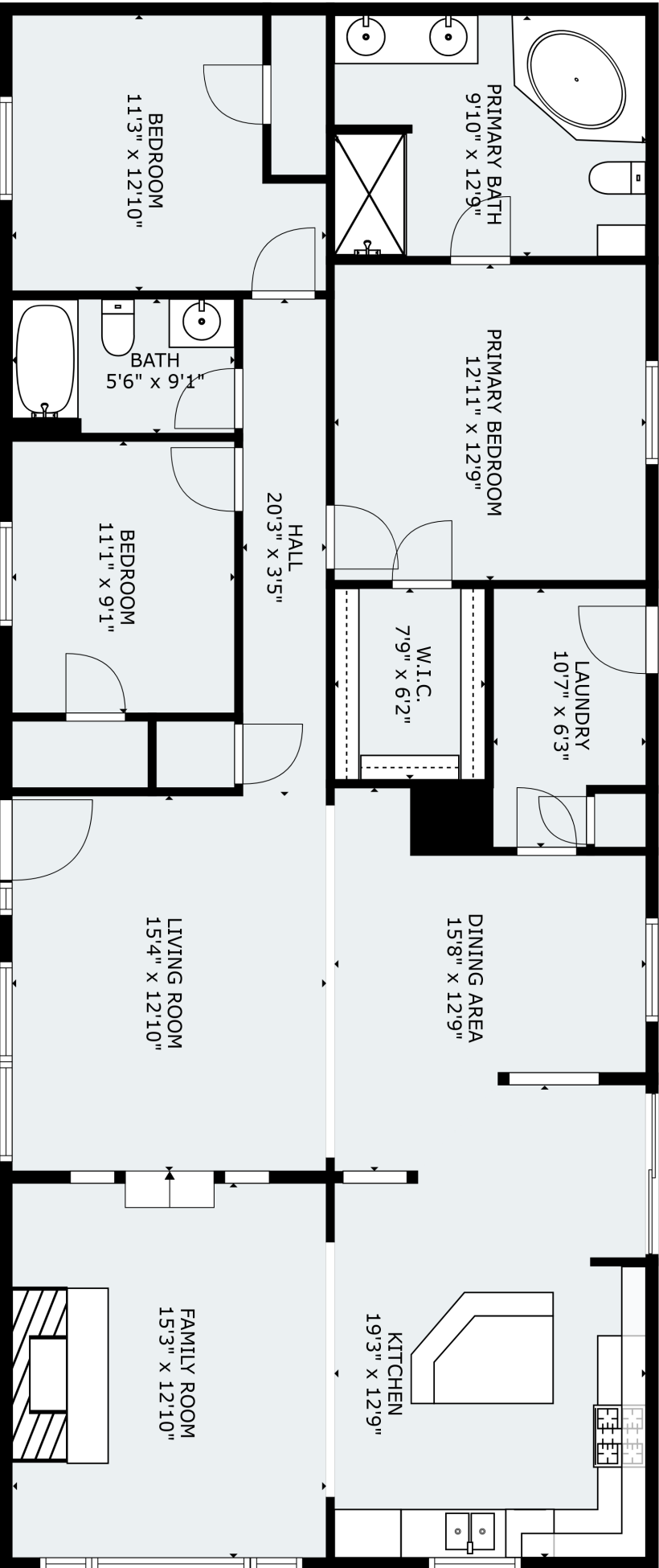
266 Woodland Trails Drive Property Information

3BR/2BA ~ 1,792± Total Finished SF ♦ Year Built: 2001 ♦ Forced Air Heating ♦ Central Air Conditioning ♦ Gas Furnace
Gas Water Heater ♦ Water & Sewer: Public ♦ Roof: Shingle ♦ Basement: None, Crawl Space ♦ Electric: Circuit Breaker



This well maintained, move-in-ready three-bedroom, two-bath home sits on a desirable corner lot within the Woodland Trails Community in Collinsville, IL. An open concept living and dining area welcomes you with soft carpeting underfoot, while sliding glass doors in the kitchen spill light onto the center island and lead out to the back porch. Just beyond, a bright family room beckons with oversized windows framing the view and a cozy gas-burning fireplace that invites gatherings on crisp evenings. Down the hallway, you will find two generously sized bedrooms sharing a well-appointed full bath, and at the opposite end awaits the oversized primary suite. Pamper yourself in its private bathroom, featuring a standalone shower and a whirlpool tub designed for ultimate relaxation. Completing the home's thoughtful layout is a dedicated laundry and utility room, where washer/dryer hookups sit alongside ample storage space to keep everything organized. Residing here means enjoying the ease of a \$526 monthly lot lease, which covers general community upkeep and snow removal, so you can spend less time on chores and more time savoring life in Woodland Trails. Prospective residents must complete the community's leasing requirements and application process; for details, please contact Woodland Trails at (618) 344-8300.





FLOOR 1

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

