

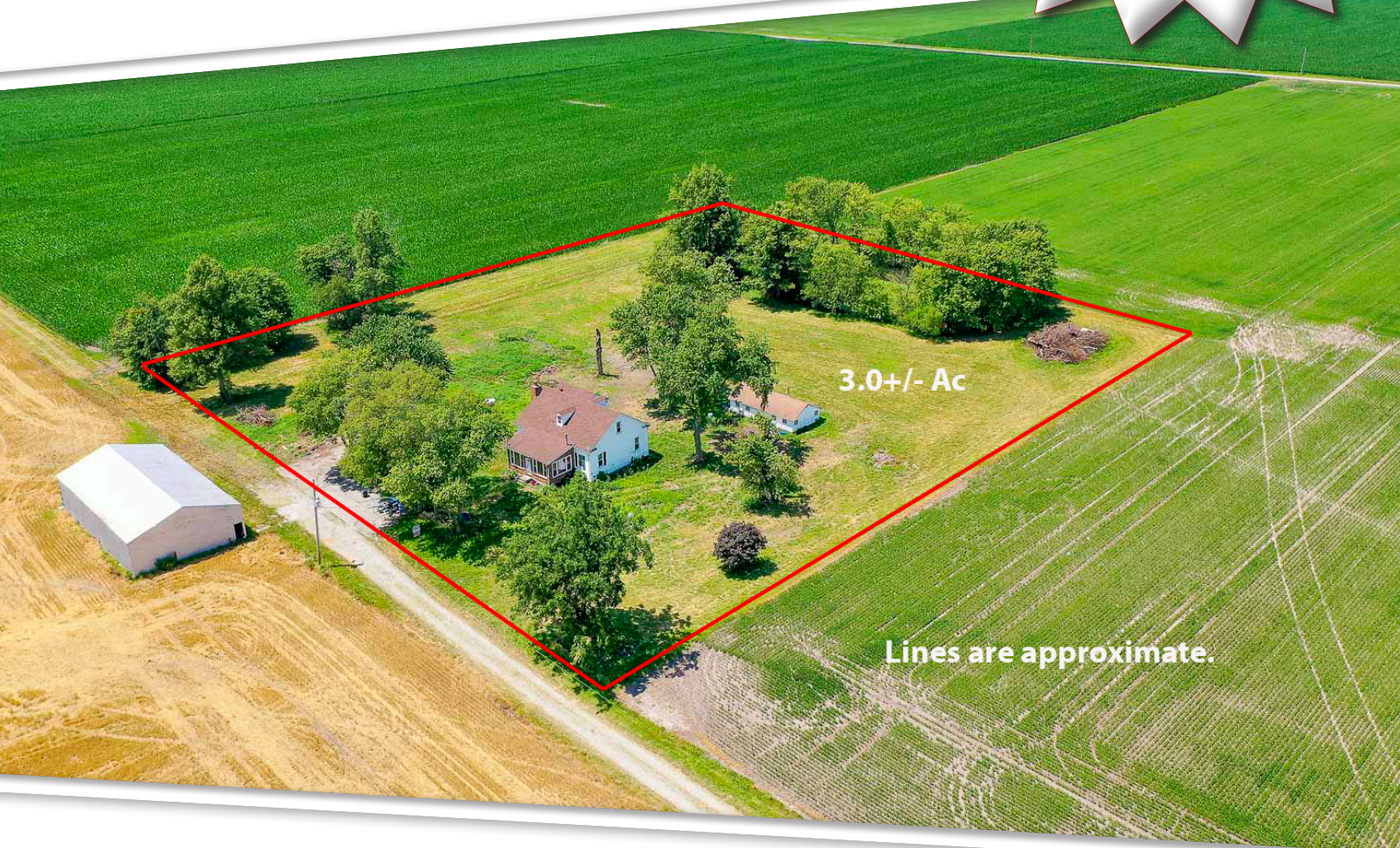
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**4BR/1BA HOME**  
**w/ OUTBUILDINGS**  
**3.0± ACRES**

# Online Only Real Estate Auction

9946 Mockingbird Lane, Mascoutah, IL 62258



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

**Viewing: 12-2PM**  
**Sunday, July 27, 2025**

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**County:** St. Clair ♦ **2024 Taxes:** \$3,089  
**Exemptions:** Owner Occupied, Senior Citizen  
**Parcel Number:** 15-18.0-200-005  
**Zoning:** Single Family  
**Total Lot Size:** 3.0± Ac  
**Schools:** Mascoutah Unit #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



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.

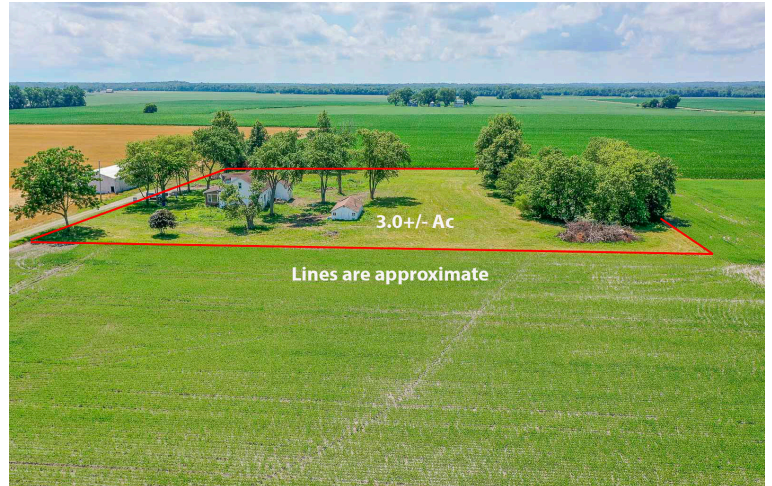


# 9946 Mockingbird Lane Information

4BR/1BA ~ 2,569± Total Finished SF. ♦ Year Built: 1887 ♦ Forced Air Heating ♦ Central AC (New in 2025) ♦ Propane Gas Fireplace  
Electric: Breaker Box ♦ Propane Gas Water Heater ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle ♦ Gravel Driveway  
Basement: None, Crawl Space ♦ 36' x 18' Outbuilding ♦ 25' x 25' Detached Two Car Garage ♦ Culligan Water Softener

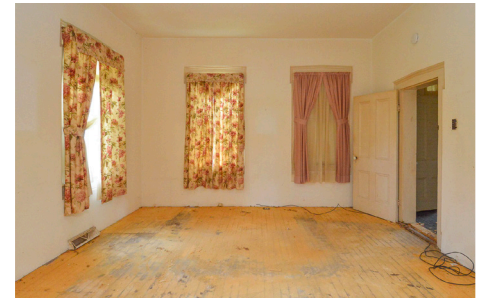


Potential filled home ready for your personal touches and modern touches to help make this home shine. The property is located just off IL Route 4 on Mockingbird Lane. The main level features a spacious living/dining area with a dramatic floor-to-ceiling stone fireplace, three bedrooms, a full bath, a kitchen with stainless steel appliances, and an all-season room. Upstairs offers a flexible bonus space and a fourth bedroom. The property includes a detached two-car garage with electricity and concrete flooring, plus a 26' x 18' outbuilding equipped with power and a wood-burning stove, perfect for your workshop or storage space. Set on 3± acres with mature trees, a pond, and level ground ideal for gardening, recreation, or future expansions. Do not miss your chance to explore this hidden gem in the heart of Mascoutah's countryside. PROPERTY IS IN A 100-YEAR FLOODPLAIN..





# *Additional Property Photographs*





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

