

# ONLINE ONLY REAL ESTATE AUCTION

**2114 MOUSETTE LANE, CAHOKIA HEIGHTS, IL 62206**

**Adam's**  
Auction & Real Estate Services, Inc.  
618-234-8751

**VIEWING: SUNDAY, NOVEMBER 16TH ~ 2:30-4:30PM**  
**BIDDING CLOSES: 6PM ~ WEDNESDAY, NOVEMBER 19, 2025**

Adam Jokisch  
Mobile (618) 530-8751

For Online Bidding Visit: [AdamsAuctions.HiBid.com](https://AdamsAuctions.HiBid.com)



**4 HOUSES &  
2 POLE BARNs**

**7 PARCELS SELLING AS 1**  
**46.54± ACRES**



## **2200 MOUSETTE LANE CAHOKIA HEIGHTS, IL 62206**

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- 3BR/1BA Home, Built in 1937, 1,512± Sq. Ft.
- Utilities: Public Water, Septic Tank, Propane Gas Heat, Central AC
- 26' X 30' Workshop w/ Window AC, Electric Heat & Water
- 40' X 40' Wooden Barn, No Utilities Connected
- 38' X 82' Pole Barn w/ Water, Electric & Poured Concrete Floor
- Parcel # 07-07.0-200-052

## **2114 MOUSETTE LANE CAHOKIA HEIGHTS, IL 62206**

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- 2BR/1BA Rental Unit, Built in 1970, 858± Sq. Ft. ~ Full Basement
- Long Term Tenant, \$600 Monthly Rent, Tenant Pays All Utilities
- Utilities: Public Water, Septic Tank, Propane Gas Heat, Central AC
- 1BR/1BA Home, Built in 1940, 660± Sq. Ft. ~ Slab
- Utilities: Public Water, Septic Tank, Propane Gas Heat, Central AC
- Parcel # 07-07.0-200-050

## **2114 MOUSETTE LANE CAHOKIA HEIGHTS, IL 62206**

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- 2BR/1BA Home, 1,044± Sq. Ft., Built in 1932
- Full, Unfinished Basement
- Utilities: Public Water, Septic Tank, Propane Gas Heat, Central AC
- 13.28± Acre Parcel w/ 12.2± Acres of Tillable Ground
- Parcel # 07-07.0-200-049

## **14± CAMP JACKSON ROAD CAHOKIA HEIGHTS, IL 62206**

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- 14.06± Acres Total
- 7.44± Acres Tillable Ground
- Accessable Directly off of IL-157/Camp Jackson Road
- 6,850± AADT off IL-157/Camp Jackson Road
- Utilities Available Near The Site; No Tap on Fees Have Been Paid
- Parcel # 07-08.0-108-030

## **2344 LORRAINE DRIVE CAHOKIA HEIGHTS, IL 62206**

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- 0.43± Acre, Residential Lot
- Mostly Level Lot w/ Some Cleared Area & Scattered Trees
- Utilities Available Near The Site. No Tap on Fees Have Been Paid.
- Within Close Proximity to Cahokia Dist. #187 Schools
- Parcel # 07-07.0-200-022

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# GENERAL INFORMATION & AUCTION TERMS



**46.54± AC**  
TOTAL LOT SIZE

**4,074± SF**  
COMBINED LIVABLE SPACE

**LIGHT INDUSTRIAL**  
ZONING

**\$17,814**  
TOTAL '24 TAXES

## PARCEL NUMBERS

P.I.N	Size	Amount
07-07.0-200-052	14.16± Acres	\$8,245
07-07.0-200-049	13.28± Acres	\$4,570
07-07.0-200-050	1.90± Acres	\$3,657
07-08.0-108-030	14.06± Acres	\$793
07-07.0-200-051	1.98± Acres	\$477
07-07.0-200-022	0.43± Acres	\$81
07-07.0-200-023	0.43± Acres	\$81

**7 PARCELS  
SELLING  
AS ONE!**

Terms: \$25,000 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

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.





# PROPERTY PHOTOS



Endless possibilities await with this rare 46.54+/- acre property in Cahokia Heights, Illinois, offering a unique blend of residential, agricultural, and development potential. Perfectly suited for investors, developers, or anyone seeking a property with income, utility, and expansion opportunities, this site is conveniently located near all major Metro East thoroughfares. The property features four single-family homes, each with its own character and utility. These include a spacious 3 bedroom, 1 bath, 1,512+/- square foot, one-and-a-half-story home; a cozy 1 bedroom, 1 bath, 660+/- square foot ranch home; a comfortable 2 bedroom, 1 bath, 1,044+/- square foot ranch home; and an income generating 2 bedroom, 1-bath, 858+/-square foot home currently occupied by a longtime tenant paying \$600 per month in rent plus utilities. Two well-equipped outbuildings enhance the property's versatility. The first is a 38' x 82' pole barn with water and electric capabilities, a poured concrete floor, and two large doors, ideal for storage, workshops, or agricultural use. The second is a 26' x 30' workshop featuring electric heat, window air conditioning, and water access, making it perfect for small business operations or hobbyist projects. Infrastructure is robust, with public water service, dedicated septic, and propane tanks for each residential unit, and three phase electric capabilities that support solar panel installation. The property is zoned Light Industrial and falls within the Village of Sauge zoning authority, and any non-conforming use would require approval through a special use variance. Access is convenient via Mousette Lane, IL-157/Camp Jackson Road, or through the two undeveloped lots located at 2344 Lorraine Drive. These lots offer additional development potential for new construction or resale. Furthermore, beginning January 1, 2026, farming rights become available for the 38.13+/- acres of tillable ground, presenting an excellent opportunity for agricultural income or expansion. This unique property combines rental income, development flexibility, and agricultural opportunity in one prime location. Whether you are looking to expand your portfolio, launch a new project, or invest in a property with multiple revenue streams, this property checks all the boxes.





# PROPERTY PHOTOS

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# PROPERTY PHOTOS

