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Online Only Real Estate Auction

6264 Roachtown Road, Millstadt, IL 62260

3BR/2BA HOME

7.6+/- ACRE LOT

**40' X 30'
POLE BARN**

Lines are approximate

7.6+/- Ac



Bidding Closes: 5:30pm
Wed., November 12, 2025

Viewing 12-2pm
Sun., November 9, 2025

County: St. Clair ♦ **2024 Taxes:** \$5,522

Exemptions: Owner Occupied

Parcel Number: 12-13.0-200-015

Zoning: Single Family

Total Lot Size: 7.6± Ac

Schools: Millstadt Dist. #160 & Belleville West HS

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Notified of ALL of our Upcoming Auctions

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.

6264 Roachtown Road Property Information

3BR/2BA ~ 1,884± Total Finished SF ♦ Year Built: 1997 ♦ Forced Air Heating ♦ Propane Gas Furnace (New in '24) ♦ Central Air (New in '24)

Propane Gas Water Heater (New in '23) ♦ Water & Sewer: Well/Septic ♦ Roof: Shingle (New in '20) ♦ Wood Burning Fireplace

Basement: None, Crawl Space ♦ Electric: Circuit Breaker ♦ 40' X 30' Pole Barn w/ Electric & Water ♦ Exterior Wood Burning Furnace



Enjoy peaceful country living in Millstadt, IL while remaining close to all Metro East amenities. A secluded drive off Roachtown Road welcomes you to this 3-bedroom, 2-bath ranch home, nestled on 7.6± acres with private pond access. An inviting foyer flows seamlessly into a spacious living room where large vinyl windows allow sunlight to pour through, while a gas-burning fireplace, set against a tiled hearth and ornate wooden mantle, anchors the room in warmth and style. The open kitchen and dining area make everyday meals and entertaining guests effortless. Ample cabinetry and countertop space along with all major appliances await your culinary touches, while a sliding glass door opens to a covered patio with hot tub, perfect for year-round relaxation amid pastoral views. Retreat to the oversized primary suite, where a generous walk-in closet and a private bath featuring tile floors, a deep soaking tub, and a standalone shower create a true haven. Two additional bedrooms lie just down the main hallway, each bathed in natural light and framed by views of the stocked pond and surrounding woodlands. A full, shared bathroom sits conveniently located for family or guests. Outside, a 40' x 30' pole barn with a gravel floor, electric service, and a protective side overhang provides versatile storage or workshop space. Beyond its charming home and outbuildings, this property's private pond beckons for lazy afternoons of fishing or wildlife watching, while the mature woodlands offer a serene backdrop. Located minutes from IL-15 and, this estate delivers the perfect balance of rural tranquility and modern convenience.



Additional Property Photographs





FLOOR 1

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

