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Online Only Real Estate Auction

4327 Mascoutah Avenue, Belleville, IL 62221

3BR/2.5BA HOME

5.99± ACRES

**OUTBUILDINGS &
2-CAR GARAGE**



Bidding Closes: 5:30PM
Tuesday, May 12, 2026

Viewing 2:30-4:30PM
Sunday, May 10, 2026

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

County: St. Clair ♦ **2024 Taxes:** \$4,096
Parcel Numbers: 09-26.0-300-008, 09-26.0-300-010
Exemptions: Owner Occupied, Senior Citizen
Zoning: Single Family
Total Lot Size: 5.99± 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.

4327 Mascoutah Avenue Property Information

3BR/2.5BA ~ 2,704± Finished SF ♦ Year Built: 1963 ♦ Forced Air Heating ♦ Central Air ♦ Propane Gas Furnace
Propane Gas Water Heater ♦ Water & Sewer: Well & Septic ♦ Roof: Shingle ♦ (2) Wood Burning Burning Fireplaces
Basement: Full, Partially Finished ~ 1,244± Finished SF ♦ Sump Pump ♦ Electric: Circuit Breaker

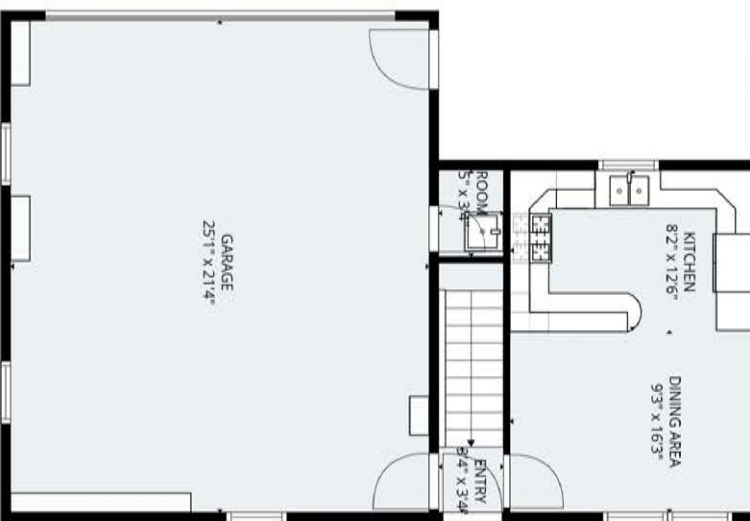
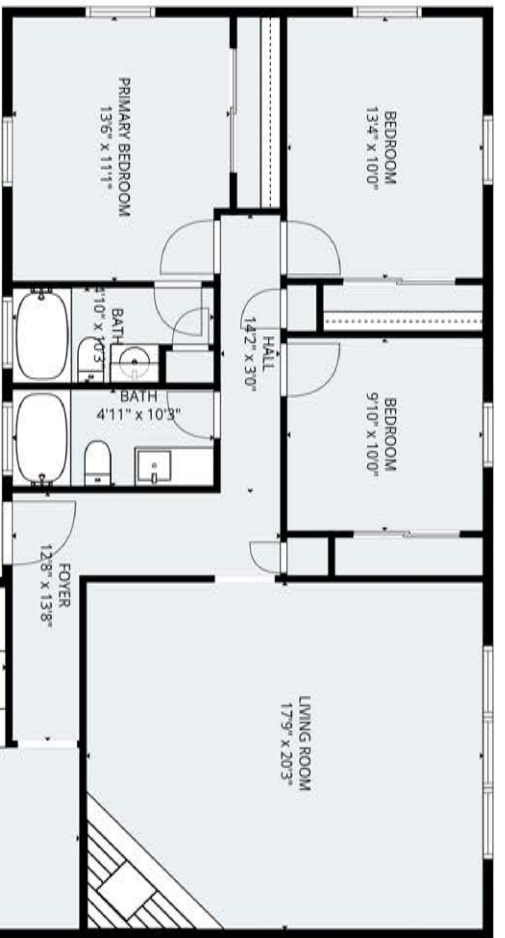
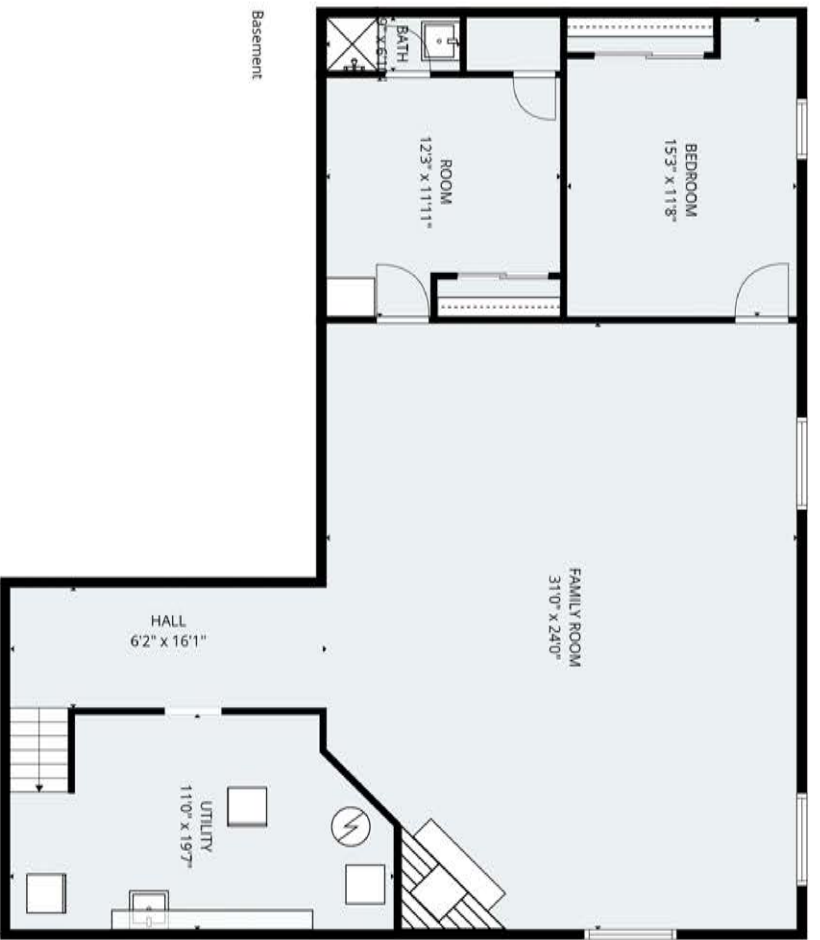


If you have been searching for space, privacy, and possibility, this brick ranch on nearly six acres delivers it all. Tucked just off Mascoutah Avenue and within the highly regarded Mascoutah School District, the setting feels peaceful and rural while keeping you close to everything you need. Inside, a welcoming living room centers around a beautiful stone faced wood burning fireplace. Three comfortable bedrooms, including a primary suite with its own full bath, plus second full bath is shared by the two remaining bedrooms all thoughtfully and conveniently located. The eat in kitchen looks out over the sweeping backyard, offering a daily reminder of the land that makes this property special. Downstairs, the partially finished lower level adds even more room to spread out, featuring a large rec room with a second fireplace and two flexible bonus rooms. One includes a half bath with a standalone shower and sink, making it ideal for guests or extended family. Outdoors, the possibilities expand even further. A long driveway leads to an oversized two car garage, and two substantial outbuildings which include a 60' x 40' pole barn and a 30' x 18' pole barn, both with concrete floors, provide incredible space for hobbies, equipment, or business ventures. Updating and creativity can unlock this property's full potential and allow you to make it truly yours. Billboard lease ends 2033. There is no income from the billboard lease.



Additional Property Photographs





1st floor

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

