



**2445 Seiler Road, Madison County, Illinois, 16.00 Acres**

**\$1,050,000**

DON'T miss out on this beautiful 3 bed, 5 bath home! Open floor plan w/high cathedral ceilings. Well equipt. kitchen. Primary bedroom w/extra large walk-in shower & double sinks. Vault room w/FEMA rated door has been transformed into a home theater. An office, 2 bedrooms(each with their own 3/4 bath with large walk in showers), & family room adorn the upper level. Improvements throughout incl. upgraded 1,000 gal. propane tank, prof. paint job, & updated landscaping. Insul. concrete form construction. Covered patio. Fenced yard. Low maint. fiber cement siding. All this & a second, 2 bed home located on the property w/restored hardwood, newly stained deck, fresh paint, & new water heater. Upgrades to the 2 metal out buildings include the addn. of a lean-to, heating system, 3/4 ply stalls, plumbing & electrical upgrades, washer & dryer, sink & in wall A/C. Addl. workshop complete w/office, loft storage, 3/4 bath, & vacuum system. NEW fenced pastures. NEW concrete patio.

#### Main Info

- Street Address : 2445 Seiler Rd
- Lot Size Acres : 16.00 Acres
- Postal / Zip Code : 62002
- Lot Size Square Feet : 696960 square feet
- State / Province : Illinois
- Dwelling : No
- County : Madison
- Closest City : Alton

#### Home Info

- Year Built : 2008
- Square Feet Main House : 4095 square feet
- Bedrooms : 3
- Building Features : Outbuildings
- Baths : 5

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$14,543.00

## Broker Info



### Travis Tarrant

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Travis Tarrant has built a distinguished career in the real estate industry since 2007, earning a reputation for expertise, integrity, and exceptional client service. In 2010, he co-founded his own brokerage alongside his partner, Mark Harman, a pivotal step that showcased his entrepreneurial spirit and dedication to advancing his profession. Today, Travis serves as the Managing Broker at Sports Afield Real Estate, overseeing operations across an expansive 11-state region that includes Illinois, Missouri, Kansas, Iowa, Kentucky, Indiana, Tennessee, Ohio, Michigan, Minnesota, and Wisconsin. In his role, Travis not only manages and mentors a team of talented agents but also continues to maintain an active presence as a multi-million-dollar producer, consistently delivering outstanding results for his clients. His commitment to professionalism, integrity, and respect has set a high standard across the organization, ensuring that every client experiences exceptional service and guidance. A lifelong outdoorsman, Travis is passionate about pursuing big game, with a particular fondness for whitetail deer hunting. This personal connection to the outdoors complements his professional work, giving him a unique perspective and understanding of recreational properties and land investments. As the practicing managing broker at Sports Afield Real Estate's main office in Madison County, Illinois, Travis holds real estate licenses in both Illinois and Missouri. His combination of leadership, industry knowledge, and hands-on experience makes him a trusted advisor for buyers, sellers, and agents alike, ensuring that every real estate transaction is handled with skill, dedication, and a deep commitment to client satisfaction.

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