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3155 New Saratoga Rd, Anna, IL, Union County, Illinois, 73.00 Acres

\$815,000

This 73+/- acre southern Illinois ranch has been home to over 20 horses, provided rotational grazing for as many as 50 units, and offered a comfortable place to raise a family. The rolling pasture land has been sprayed and fertilized, is separated into numerous paddocks that provide quality grass, and are mostly fenced with high tensile wire. A portion of the farm borders Cache Creek with year round water. There is a newer winter feeding structure, automatic waterers, covered indoor riding arena, level area for training, barrels, poles, and also a wood sided barn with additional stalls. The 2 story farmhouse is nearly 3,000 sq ft and provides a large kitchen, dining room, main floor primary bedroom, mudroom, and 3 additional bedrooms upstairs. Home updates include: roof, septic, water lines, and retaining wall. The house is on city water but there is a well for the barn and automatic waterers. Located in Lick Creek school district and within 5 minutes of town and just 3 miles from Triple G Arena. Within a convenient drive to Marion, Carbondale, Cape, and Paducah. Listing also available with just 5 acres for \$419,000.

- Street Address : 3155 New Saratoga Rd
- Lot Size Acres : 73.00 Acres
- Postal / Zip Code : 62906
- Dwelling : No
- State / Province : Illinois
- County : Union
- Closest City : Anna

Home Info

- Year Built : 1940
- Building Features : Outbuildings, Barn
- Square Feet Main House : 2943 square feet
- Baths : 2
- Bedrooms : 4

Broker Info

Travis Tarrant

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Sports Afield Real Estate

(P:) 866-695-7273

(M:)618-974-9259

ttarrant@sportsafieldre.com

sportsafieldre.com

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Travis Tarrant has established a successful career in the real estate industry since 2007, demonstrating his expertise and dedication to his craft. In 2010, he co-founded his own brokerage alongside his partner Mark Harman, marking a significant milestone in his professional journey. Presently, Travis serves as the Managing Broker at Sports Afield Real Estate, overseeing operations across a vast region encompassing 11 states including Illinois, Missouri, Kansas, Iowa, Kentucky, Indiana, Tennessee, Ohio, Michigan, Minnesota, and Wisconsin. In addition to managing transactions for his team members, Travis himself is a multi-million dollar producer, consistently delivering outstanding results. His commitment to integrity, skill, and respect sets him apart, as he strives to deliver exceptional service in every endeavor. Outside of work, Travis indulges in his passion for pursuing big game, with a particular fondness for whitetail deer. As the practicing managing broker at the main office branch in Madison County, IL, he holds real estate licenses in both Illinois and Missouri.

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