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**1401 Longbridge Trail, Walshville, IL, Montgomery County, Illinois, 20.00 Acres    \$450,000**

Sprawling 20-acre property offering privacy & modern conveniences. This 2 bedroom, 2 bath home features fiber board siding, central air, propane, septic, & public water. Dual concrete patios provide ideal outdoor space, while a detached 2-car carport w/ storage adds functionality. The main floor offers a cozy living room w/ wood flooring. The kitchen features breakfast bar & the adjacent dining area has a wood-burning stove. Main floor laundry includes a closet for the electric water heater & furnace, & has walkout access to a concrete patio. The home includes a spacious primary suite featuring wood flooring, a walk-in closet, & full bath w/ tub & separate shower. Another full bathroom is also located on the main floor. This well-equipped property offers a peaceful retreat w/ modern amenities & ample outdoor space.

**Main Info**

- Street Address : 1401 Longbridge Trail
- Lot Size Acres : 20.00 Acres
- Postal / Zip Code : 62091
- Dwelling : No
- State / Province : Illinois
- County : Montgomery
- Closest City : Walshville

#### Home Info

- Year Built : 1996
- Baths : 2
- Square Feet Main House : 1456 square feet
- Bedrooms : 2

#### Broker Info

Travis Tarrant

**Travis Tarrant**

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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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