



**3155 New Saratoga Rd, Anna, IL, Union County, Illinois, 5.00 Acres**

**\$419,000**

Major updates & improvements! This charming 2-story farmhouse offers nearly 3,000 sq ft & features a large kitchen, dining room, main floor primary bedroom, mudroom, & 3 upstairs bedrooms. Recent updates include a new roof, new second floor windows, added 2 bedrooms upstairs with climate control, septic, water lines & retaining walls. House has central heat & air. Kitchen has 2 ovens (one electric & one gas). The rolling pasture land is divided into paddocks & all fenced & cross fenced. All paddocks have been soil sampled, fertilized & sprayed. Features include a winter feeding structure, automatic waterers, indoor riding arena, along with a wood-sided barn offering extra stalls. Located in Lick Creek school district within 5 minutes of town & just 3 miles from Triple G Arena. Marion, Carbondale, Cape & Paducah are all within a convenient drive as well as the Shawnee National Forest. Listing includes approximately 5 acres, but can be purchased with up to an additional 68 acres.

**Main Info**

- Street Address : 3155 New Saratoga Rd
- Lot Size Acres : 5.00 Acres
- Postal / Zip Code : 62906
- Dwelling : No
- State / Province : Illinois
- County : Union
- Closest City : Anna

**Home Info**

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

### Broker Info



#### **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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