



**2445 Seiler Rd., 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
- Building Features : Outbuildings
- Square Feet Main House : 4095 square feet
- Baths : 5
- Bedrooms : 3

## Taxes

Tax Year : 2023

Estimated Taxes per year are \$14,543.00

## 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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