



**32 Ash Lane, Montgomery County, Illinois, 40.00 Acres**

**\$390,000**

This versatile 40+/- acre tract in Montgomery County, Illinois has it all! Since 2016, the residence has had numerous updates to include new windows, updated bathroom, all new plumbing, new flooring, and a new hot water heater (replaced in 2023). An exterior wood-burning furnace serves as a supplementary heat source for interior air temperature and hot water. Outside of the residence is a detached 30x50 +/- foot Cleary pole barn with concrete floors and electricity which was built in 2015. The owner currently has a couple acre area of pasture that is fenced in with cow panels where he raises sheep. Inside this inclosure is a historic barn (also with electricity) that is currently used by the livestock. A beautiful 1+/- acre stocked pond is also situated on the premises. 13 +/- acres of tillable ground provides a great source of supplemental income. The balance of the property is in timber with a mature stand of white oaks and deep draws making this an excellent hunting tract!

**Main Info**

- Street Address : 32 Ash Lane
- Lot Size Acres : 40.00 Acres
- Postal / Zip Code : 62017
- Dwelling : No
- State / Province : Illinois
- County : Montgomery
- Closest City : Coffeen

**Home Info**

- Square Feet Main House : 768 square feet
- Bedrooms : 2
- Building Features : Outbuildings, Garage, Barn
- Baths : 1

#### Broker Info



#### **Travis Tarrant**

**Sports Afield Real Estate**

**(P:) 866-695-7273**

**(M:) 618-974-9259**

**[ttarrant@sportsafieldre.com](mailto:ttarrant@sportsafieldre.com)**

**[sportsafieldre.com](http://sportsafieldre.com)**

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.

---

© 1996 - 2018 Sports Afield Trophy Properties. All Rights Reserved Please read Sports Afield Trophy Properties Privacy Policy and Legal Notices.

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."