



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
- Building Features : Outbuildings, Garage, Barn
- Bedrooms : 2
- Baths : 1

Broker Info



Travis Tarrant

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Travis Tarrant has built a distinguished career in the real estate industry since 2007, earning a reputation for expertise, integrity, and exceptional client service. In 2010, he co-founded his own brokerage alongside his partner, Mark Harman, a pivotal step that showcased his entrepreneurial spirit and dedication to advancing his profession. Today, Travis serves as the Managing Broker at Sports Afield Real Estate, overseeing operations across an expansive 11-state region that includes Illinois, Missouri, Kansas, Iowa, Kentucky, Indiana, Tennessee, Ohio, Michigan, Minnesota, and Wisconsin. In his role, Travis not only manages and mentors a team of talented agents but also continues to maintain an active presence as a multi-million-dollar producer, consistently delivering outstanding results for his clients. His commitment to professionalism, integrity, and respect has set a high standard across the organization, ensuring that every client experiences exceptional service and guidance. A lifelong outdoorsman, Travis is passionate about pursuing big game, with a particular fondness for whitetail deer hunting. This personal connection to the outdoors complements his professional work, giving him a unique perspective and understanding of recreational properties and land investments. As the practicing managing broker at Sports Afield Real Estate's main office in Madison County, Illinois, Travis holds real estate licenses in both Illinois and Missouri. His combination of leadership, industry knowledge, and hands-on experience makes him a trusted advisor for buyers, sellers, and agents alike, ensuring that every real estate transaction is handled with skill, dedication, and a deep commitment to client satisfaction.

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