

Cass County Illinois 136+- acre hunting property
Chandlerville Rd
Chandlerville, IL 62627

\$681,450
136.43± Acres
Cass County



Cass County Illinois 136+- acre hunting property
Chandlerville, IL / Cass County

SUMMARY

Address

Chandlerville Rd

City, State Zip

Chandlerville, IL 62627

County

Cass County

Type

Hunting Land

Latitude / Longitude

40.05807 / -90.175428

Acreage

136.43

Price

\$681,450

Property Website

<https://legacylandco.com/property/cass-county-illinois-136-acre-hunting-property/cass/illinois/77931/>



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PROPERTY DESCRIPTION

136+- acres of CRP, CREP, river timber and food plots surrounded by crop fields and rough bluff timbered hills.

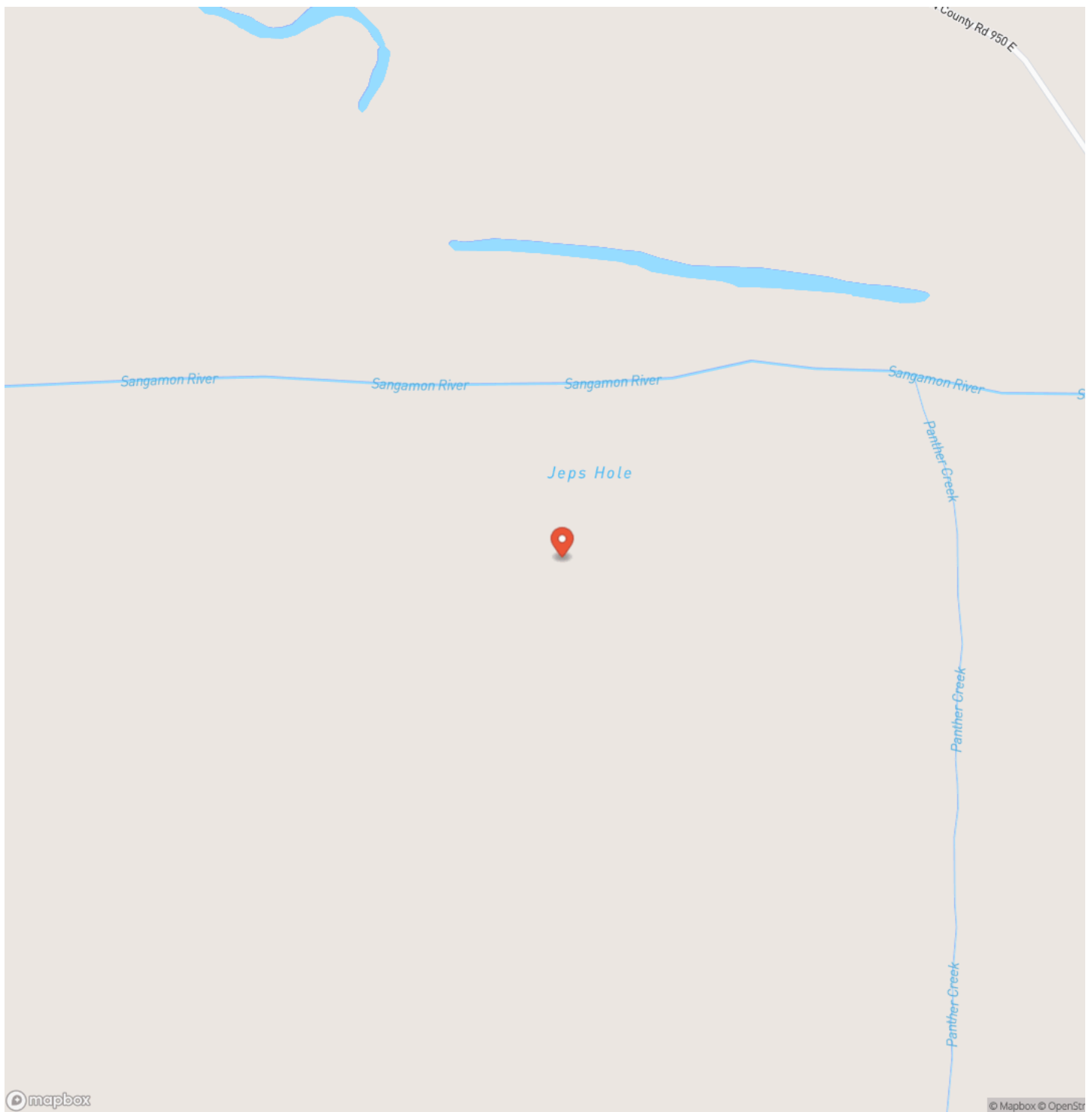
Consistent big buck growing, easy to hunt with income!

I've never seen a farm with this many different big bucks on it, ever, anywhere This is an easy place to hunt, either plant the food plots or have someone plant them for you if you dont have time, then crawl up into one of the tower blinds and wait on one of the giants to walk out. This property is 136+- acres (county papers say 136.43) of CRP \$7686 payments through 2031, a small piece of CREP, food plots and over 1.25 mile long strip of mixed hardwoods, which is some Oak, Maple, Pecan and Cottonwood trees and the Sangamon river being the north border and Panther creek on the east border. This entire area is lightly pressured, and no hunting to the east for miles. This property is under a strict management and habitat plan and by looking at the pictures, it obviously works. Grass burning, warm season grasses planted, food plots with row crop, alfalfa, ladino clover, red clover, buckwheat, chicory, Austrian winter pea, and a couple different turnips are some of what was planted for food plots. There are (5) tower blinds that will remain with the property. If you are a waterfowl hunter, there is great duck hunting on the river and there are also 2 duck ponds on the property, both can be planted and flooded. And the goose hunting is potentially amazing on this property, from September with Canadas, and specks through January, and snows and blues January through march. This is a turn key hunting property, come tour the farm and make it yours. Look at all the pictures, high deer density and great bucks! Some pictures are from previous owners and over several years. Listed at \$681,450 If you are interested in learning more about this property or taking a tour of this property, contact the Legacy Land Company listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

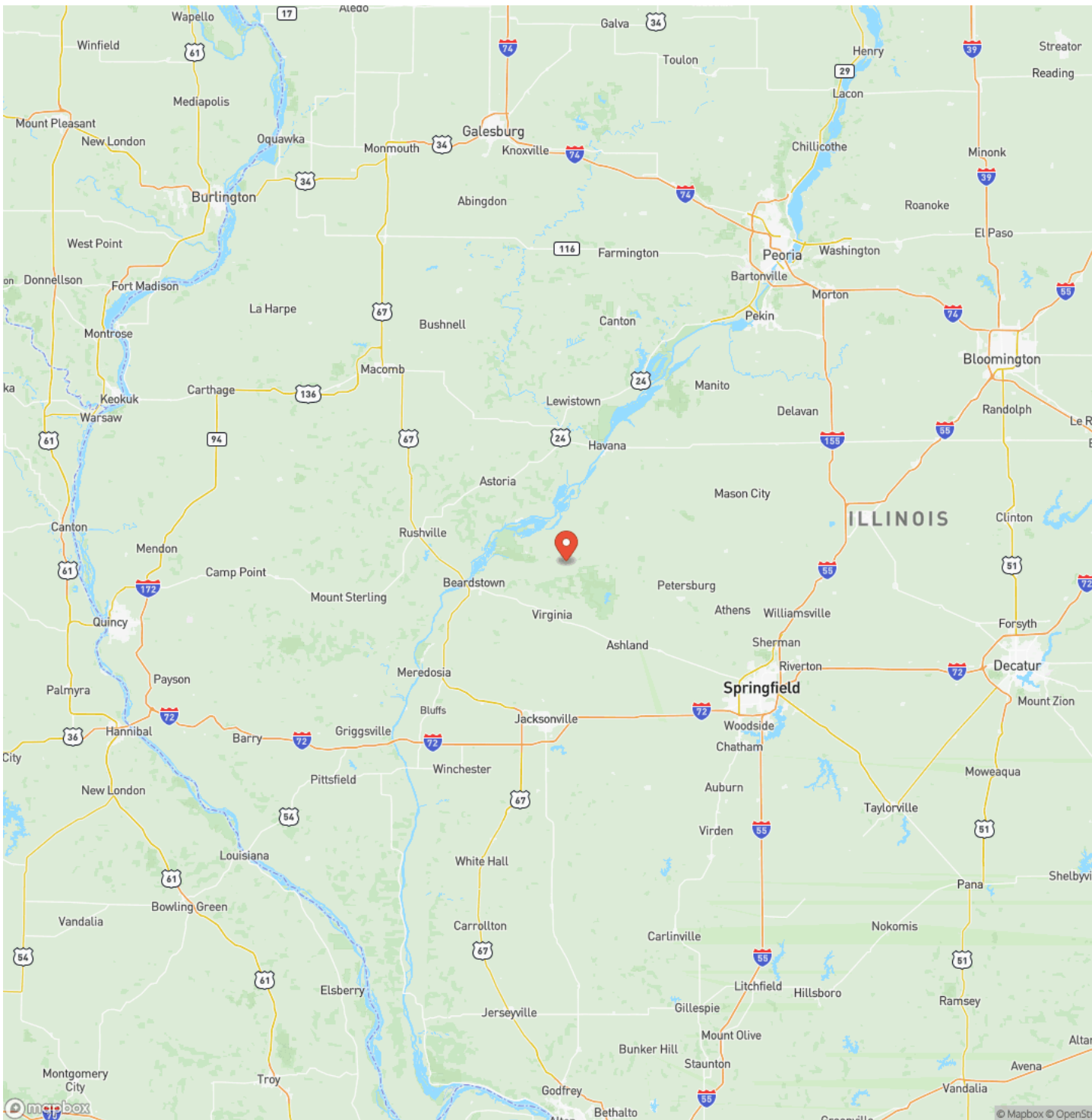
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Locator Map



Locator Map



Satellite Map



Cass County Illinois 136+- acre hunting property Chandlerville, IL / Cass County

LISTING REPRESENTATIVE

For more information contact:



Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Legacy Land Co LLC
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