

Cass County 69.93 acres 134+ PI farm, Chandlerville
Chandlerville
Chandlerville, IL 62627

\$699,000
69.940± Acres
Cass County



**Cass County 69.93 acres 134+ PI farm, Chandlerville
Chandlerville, IL / Cass County**

SUMMARY

Address

Chandlerville

City, State Zip

Chandlerville, IL 62627

County

Cass County

Type

Farms

Latitude / Longitude

40.05592556096333 / -90.18572749543458

Acreage

69.940

Price

\$699,000

Property Website

<https://legacylandco.com/property/cass-county-69-93-acres-134-pi-farm-chandlerville-cass-illinois/68368/>



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PROPERTY DESCRIPTION

69.93 surveyed acres in Chandlerville Illinois. Great farm, did 71 Bushel beans this year. Great hunting to go along with it.

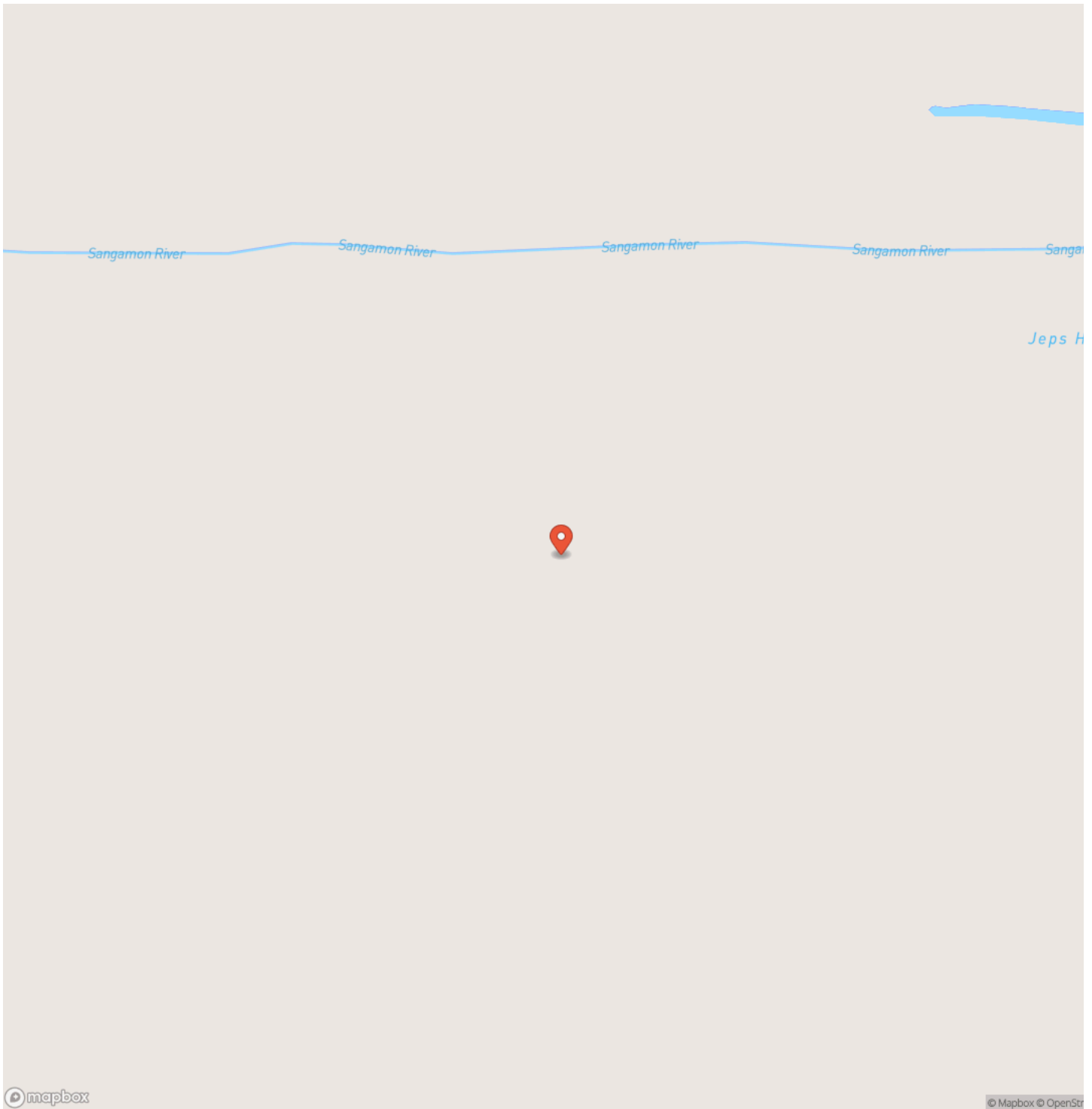
- Average PI of 134
- 8078A Arenzville Silt Loam
- 8107A Sawmill Silty Loam
- 9284A Tice Silty Clay Loam
- CRP contract paying \$1,145 ending 2029 (Short term CREP)
- Several acres of fantastic deer hunting over the levee, or lease to hunters for income
- Cash rent of \$340/acre for 2024
- Farm rights open for 2025

Asking \$699,000 If interested contact Legacy Land Co listing agent Cabot Benton [217-371-2598](tel:217-371-2598) cbenton@legacylandco.com

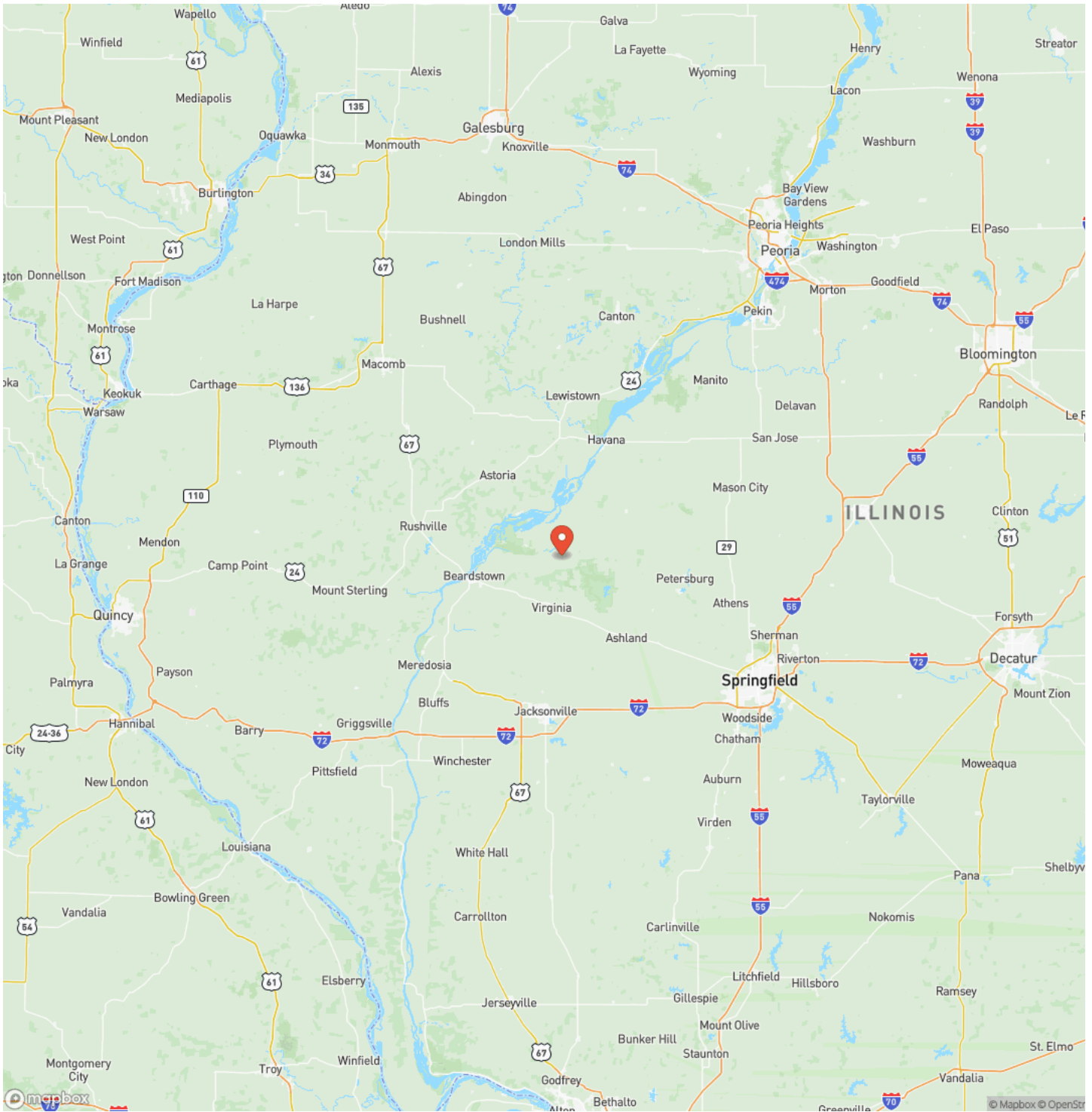
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Locator Map



Locator Map



Satellite Map



**Cass County 69.93 acres 134+ PI farm, Chandlerville
Chandlerville, IL / Cass County**

LISTING REPRESENTATIVE

For more information contact:

Representative

Cabot Benton

Mobile

(217) 371-2598

Email

cbenton@legacylandco.com

Address

City / State / Zip

Covington, IN 47932



NOTES

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.

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