

**CHANDLERVILLE IL. FARMLAND
CASS COUNTY
541 +/- ACRES @\$2357/ ACRE**



LOCATION: From Chandlerville, IL Southeast on English Ave to IL-78; left on IL-78 about 1/2 Mi.; Right on Oakford Rd/CR-12 1.8 miles to house and bins on property.

TOTAL: 541+/- acres-:
Tillable: 422 +/- ; 285+/- CRP @\$166.46 with Est. Total Inc. of \$47,626 expiring in 2015
Potential 135+/- acres in current row crop production.

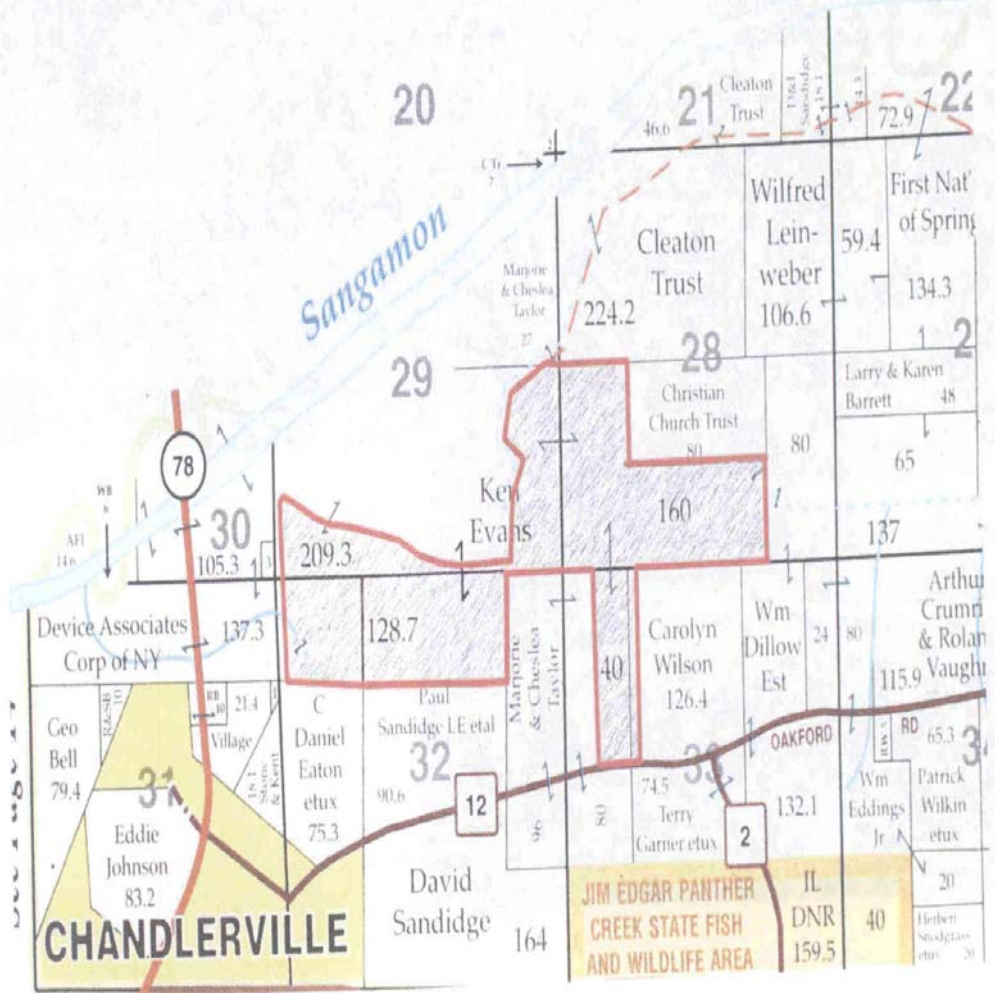
INCOME: Est. CRP Payment	\$47,626.00
Est. Cash Rent 135 ac.	
@ \$180	24,300.00
Est. Hunting Lease	
541+/- @\$10	5,410.00
Grain Bin Lease	2,144.00
2 @ 4K Bu.	
2 @ 12k Bu.	
TOTAL EST. INCOME	\$ 79,480.00
Est. Taxes including Improvements	\$7.55/AC



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Mason County



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