

Chandlerville, IL Farmland Cass County 541+/-Ac @ \$2357/Ac



List Price: \$2357/Ac

Location: From Chandlerville, IL, SE on English Ave to IL-78 about 1/2 mile; Right on Oakford Rd/CR-12 1.8 miles to house & bins on property

Est. Taxes, Including Improvements: \$7.55/Ac

Total Acres: 541+/- Ac

Tillable Acres: 422+/- Ac

285+/- CRP @ \$166.46 expiring in 2015

Potential 135+/-Ac in current row crop production

Income: Est. CRP Pymt	\$47,626.00
Est. Cash Rent (135Ac @ \$180)	\$24,300.00
Est. Hunting Lease (541+/- Ac @ \$10)	\$ 5,410.00
Grain Bin Lease (2 @ 4K Bu., 2 @ 12K Bu.)	<u>\$ 2,144.00</u>
Total Est. Income:	\$79,480.00



Enterprise Realty & Auction, LLC

121 E. 4th St.

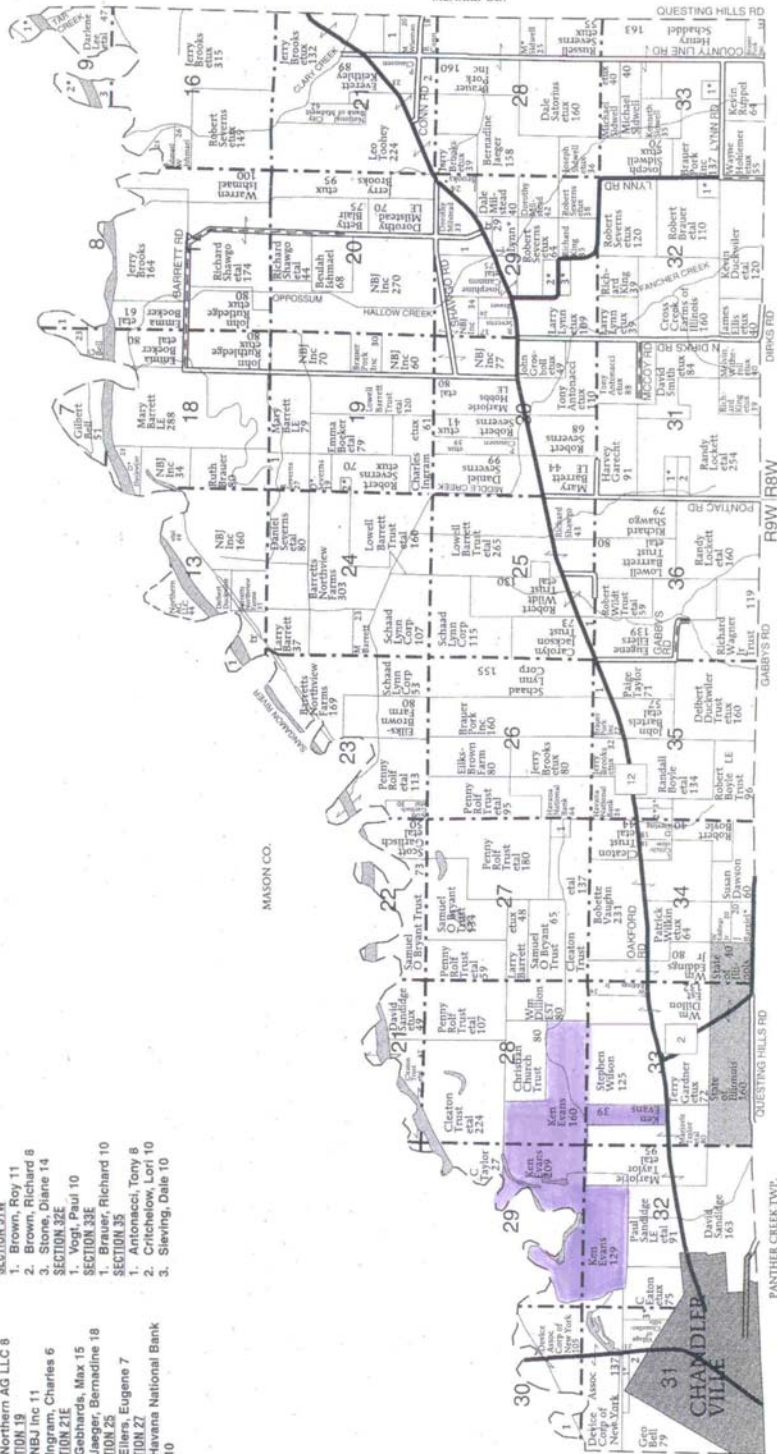
Maryville, MO 64468

Phone (660) 582-7160 Fax (660) 582-7162
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(Landowners)

MENARD CO.

- CHANDLERVILLE TOWNSHIP**
- SECTION 8
 1. Bell, Gilbert 5
 - SECTION 9
 1. Turner, Vincent 10
 - SECTION 12E
 1. Lee, Darlene 10
 3. Ainsworth, R 7
 - SECTION 13
 1. Northern AG LLC 8
 - SECTION 19
 1. NBJ Inc 11
 - SECTION 21E
 1. Ingram, Charles 6
 - SECTION 24E
 1. Gaudin, Max 15
 2. Jaeger, Bernadine 18
 - SECTION 25
 1. Eilers, Eugene 7
 - SECTION 27
 1. Havana National Bank 10
 - SECTION 29E
 1. Brauer, George 16
 2. Lynn, Larry 16
 3. Lynn, Jeffery 11
 - SECTION 30W
 1. Northern AG LLC 15
 - SECTION 31E
 1. Beatty, Robert 10
 2. James, James 10
 - SECTION 31W
 1. Brown, Roy 11
 2. Brown, Richard 8
 3. Stone, Diane 14
 - SECTION 32E
 1. Vogt, Paul 10
 - SECTION 33E
 1. Brauer, Richard 10
 - SECTION 35
 1. Antonacci, Tony 8
 2. Critchlow, Lori 10
 3. Steving, Dale 10



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