

10.46 Acres of Timber with Tillable

Jubilee Township, Peoria County, IL



MLS: 1169508

ASKING PRICE: \$ 76,900 **OR** \$ 7352 /Acre

TOTAL ACRES: 10.45 **TIMBER ACRES:** 7.65 **TILLABLE ACRES:** 2.80 (Approx)

LOCATION: West off of Princeville and Jubilee Blacktop onto Park School Rd in 2 miles turn north on Elliott Road. Property is 1/2 mile ahead on west side of road.

LEGAL DESCRIPTION: Part NE 1/4 Section 4, 10N 6E, Jubilee Township, Peoria County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing. Tenants rights.

SURVEY: Yes

TAX ID# 07-04-200-001 & 07-04-200-007

TAX YR: 2014/15 **TAX:** \$ 791.55

COMMENTS: Great location on good blacktop road located between Princeville and Jubilee. Great home site. A stream meanders through the property.

John Leezer, ALC (309) 286-2221
(309) 335-2221 (cell)



Sponsoring Broker Jim Maloof / Realtor®

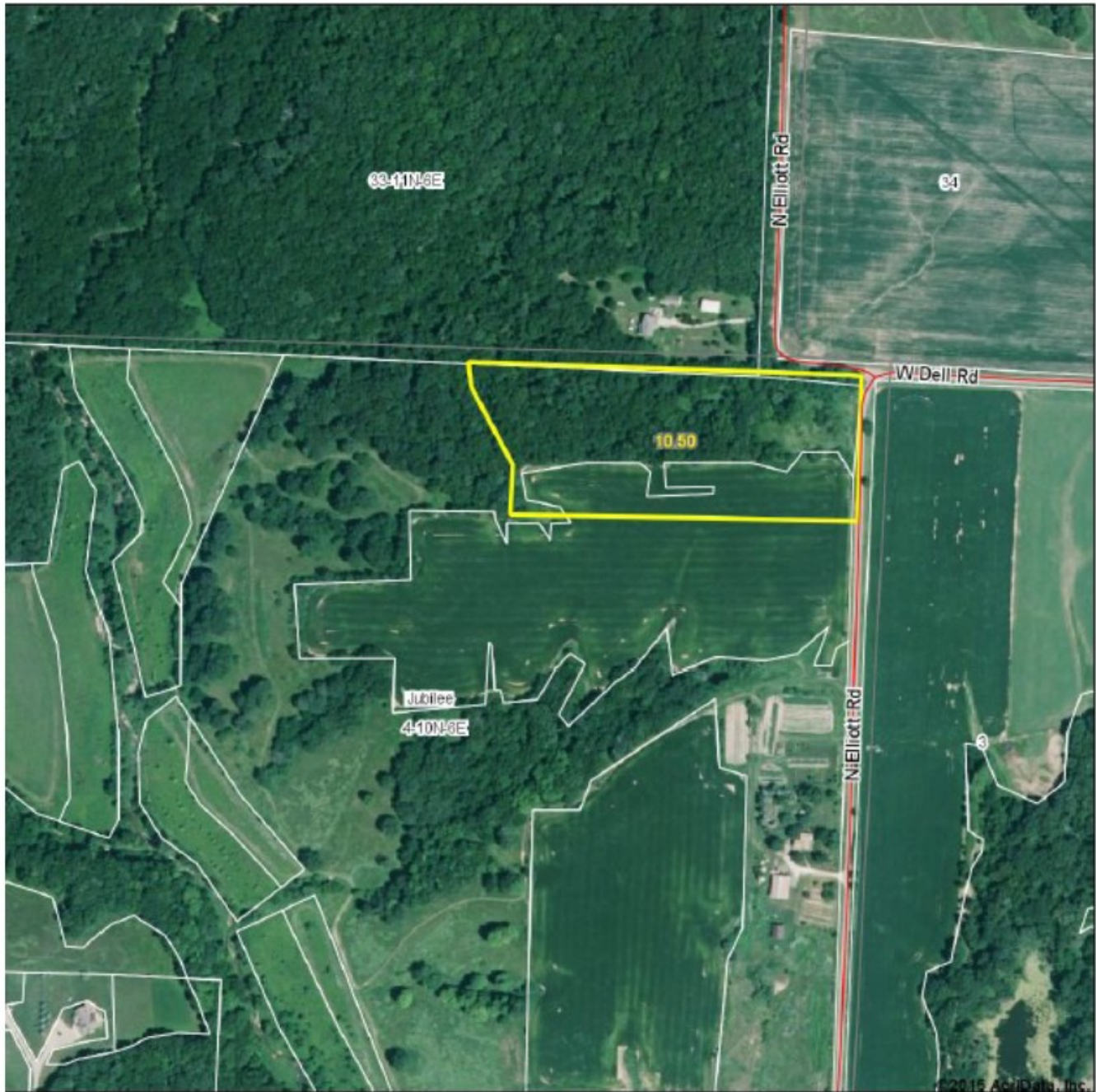
www.johnleezer.com

T.10N.-R.6E.



Approximate Boundaries

Aerial Map



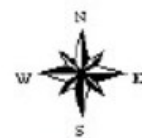
John Leezer, ALC
(309) 286-2221
www.illinoisfarms4sale.com

map center: 40° 53' 6.51, 89° 48' 57.17

0ft 449ft 899ft

Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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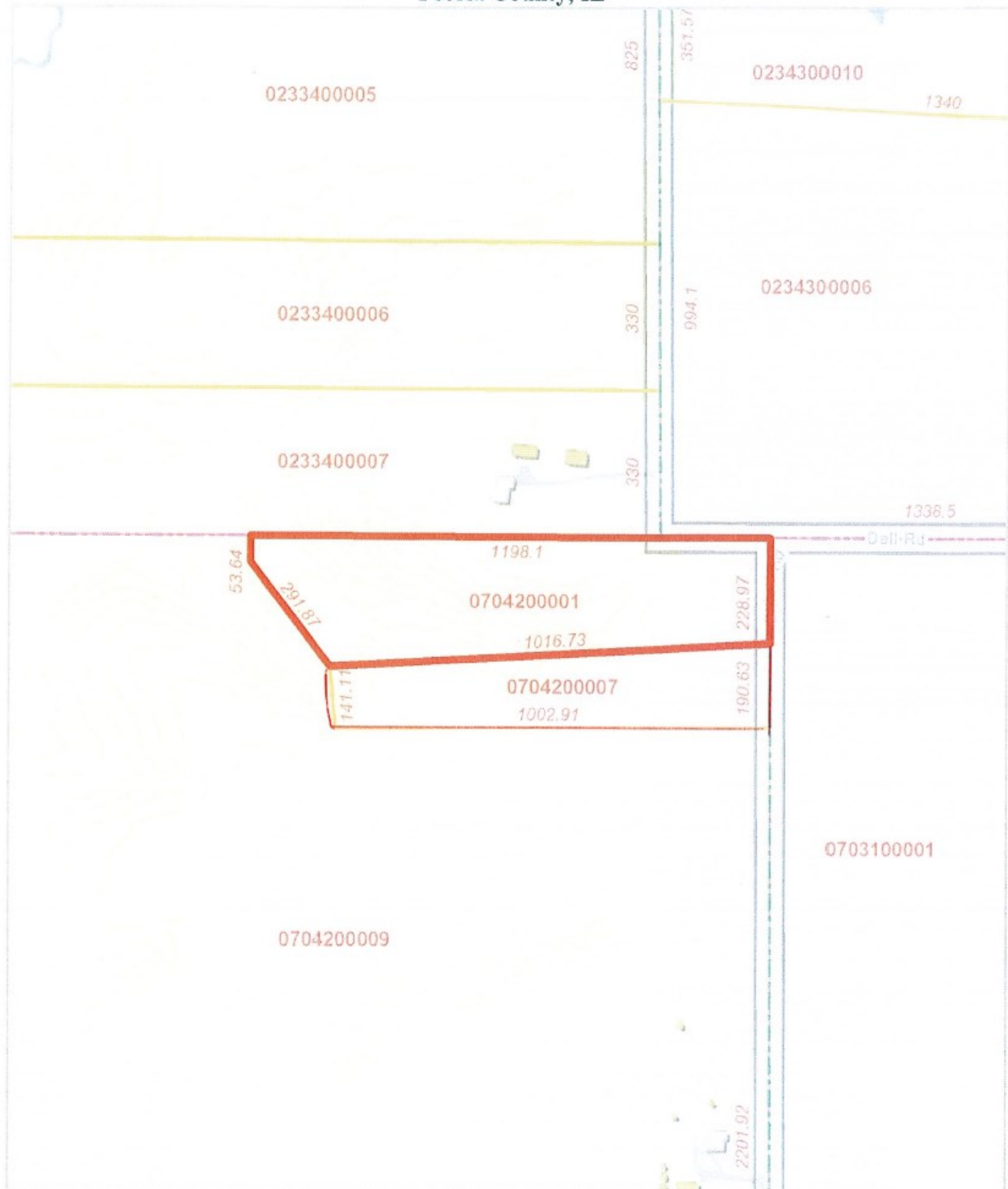
4-10N-6E
Peoria County
Illinois



12/18/2015

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

Peoria County, IL



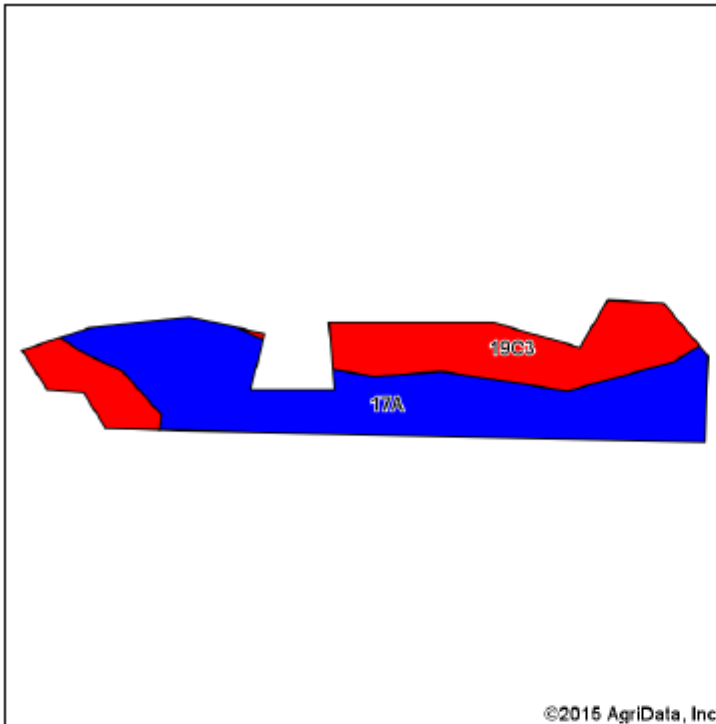
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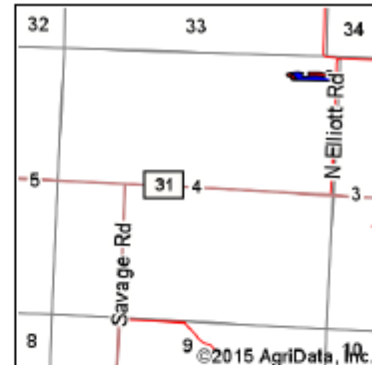
Map Scale
1 inch = 333 feet
12/18/2015



Soil Map



Soils data provided by USDA and NRCS.





State: Illinois
 County: Peoria
 Location: 4-10N-6E
 Township: Jubilee
 Acres: 2.84
 Date: 12/18/2015

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Map Provided By:

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Area Symbol: IL143, Soil Area Version: 10							
Code	Soil Description	Acres	Percent of field	IL State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
17A	Keomah silt loam, 0 to 2 percent slopes	1.76	62.0%		161	51	119
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	1.08	38.0%		**130	**42	**95
Weighted Average					149.2	47.6	109.9

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Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana. Version: 1/2/2012 Amended Table S2 B811

Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site:

<https://www.ideals.illinois.edu/handle/2142/10271>

** Indexes adjusted for slope and erosion according to Bulletin 811 Table S3

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

*c: Using Capabilities Class Dominant Condition Aggregation Method



PEORIA AREA ASSOCIATION OF REALTORS®



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NOTE TO CONSUMER: THIS DOCUMENT SERVES THREE PURPOSES. FIRST, IT DISCLOSES THAT A REAL ESTATE LICENSEE MAY POTENTIALLY ACT AS A DUAL AGENT, THAT IS, REPRESENT MORE THAN ONE PARTY TO THE TRANSACTION. SECOND, THIS DOCUMENT EXPLAINS THE CONCEPT OF DUAL AGENCY. THIRD, THIS DOCUMENT SEEKS YOUR CONSENT TO ALLOW THE REAL ESTATE LICENSEE TO ACT AS A DUAL AGENT. A LICENSEE MAY LEGALLY ACT AS A DUAL AGENT ONLY WITH YOUR CONSENT. BY CHOOSING TO SIGN THIS DOCUMENT, YOUR CONSENT TO DUAL AGENCY REPRESENTATION IS PRESUMED.

The undersigned _____ ("Licensee"), may
(insert name(s) of Licensee undertaking dual representation)
undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property. The undersigned acknowledge they were informed of the possibility of this type of representation. Before signing this document, please read the following:

Representing more than one party to a transaction presents a conflict of interest since both clients may rely upon Licensee's advice and the client's respective interests may be adverse to each other. Licensee will undertake this representation only with the written consent of ALL clients in the transaction.

Any agreement between the clients as to a final contract price and other terms is a result of negotiations between the clients acting in their own best interests and on their own behalf. You acknowledge that Licensee has explained the implications of dual representation, including the risks involved, and understand that you have been advised to seek independent advice from your advisors or attorneys before signing any documents in this transaction.

WHAT A LICENSEE CAN DO FOR CLIENTS WHEN ACTING AS A DUAL AGENT:

1. Treat all clients honestly.
2. Provide information about the property to the buyer or tenant.
3. Disclose all latent material defects in the property that are known to the Licensee.
4. Disclose financial qualifications of the buyer or tenant to the seller or landlord.
5. Explain real estate terms.
6. Help the buyer or tenant to arrange for property inspections.
7. Explain closing costs and procedures.
8. Help the buyer compare financing alternatives.
9. Provide information about comparable properties that have sold so both clients may make educated decisions on what price to accept or offer.

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3. The price or terms the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price or terms the buyer or tenant should offer.
5. A recommended or suggested price or terms the seller or landlord should counter with or accept.

If either client is uncomfortable with this disclosure and dual representation, please let Licensee know. You are not required to sign this document unless you want to allow the Licensee to proceed as a Dual Agent in this transaction.

By signing below, you acknowledge that you have read and understand this form and voluntarily consent to the Licensee acting as a Dual Agent (that is, to represent BOTH the seller or landlord and the buyer or tenant) should that become necessary.

CLIENT _____ CLIENT _____

Date: _____ Date: _____

LICENSEE _____

Date: _____

DOCUMENT PRESENTED:

Date: _____

Broker/Licensee Initials: _____

Client Initials: _____