

Leezer—Timber

11121 State Route 93,
Bradford, IL



MLS: 1162111

ASKING PRICE: \$ 45,000 **OR** \$ 7,500 /Acre

TOTAL ACRES: 6

LOCATION: 5 Miles West of Bradford, IL on the North side of IL Rt 93

LEGAL DESCRIPTION: Pt SW 1/4 Section 24 14N 6E, Elmira Township, Stark County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing.

SURVEY: Yes

TAX ID# 01-24-300-015

TAX YR: 2014/15 **TAX:** \$ 0

COMMENTS: 6 Acres ALL timber. Great place to build a home, hunting, mushroom hunting or just to get away. Agent Owned.

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



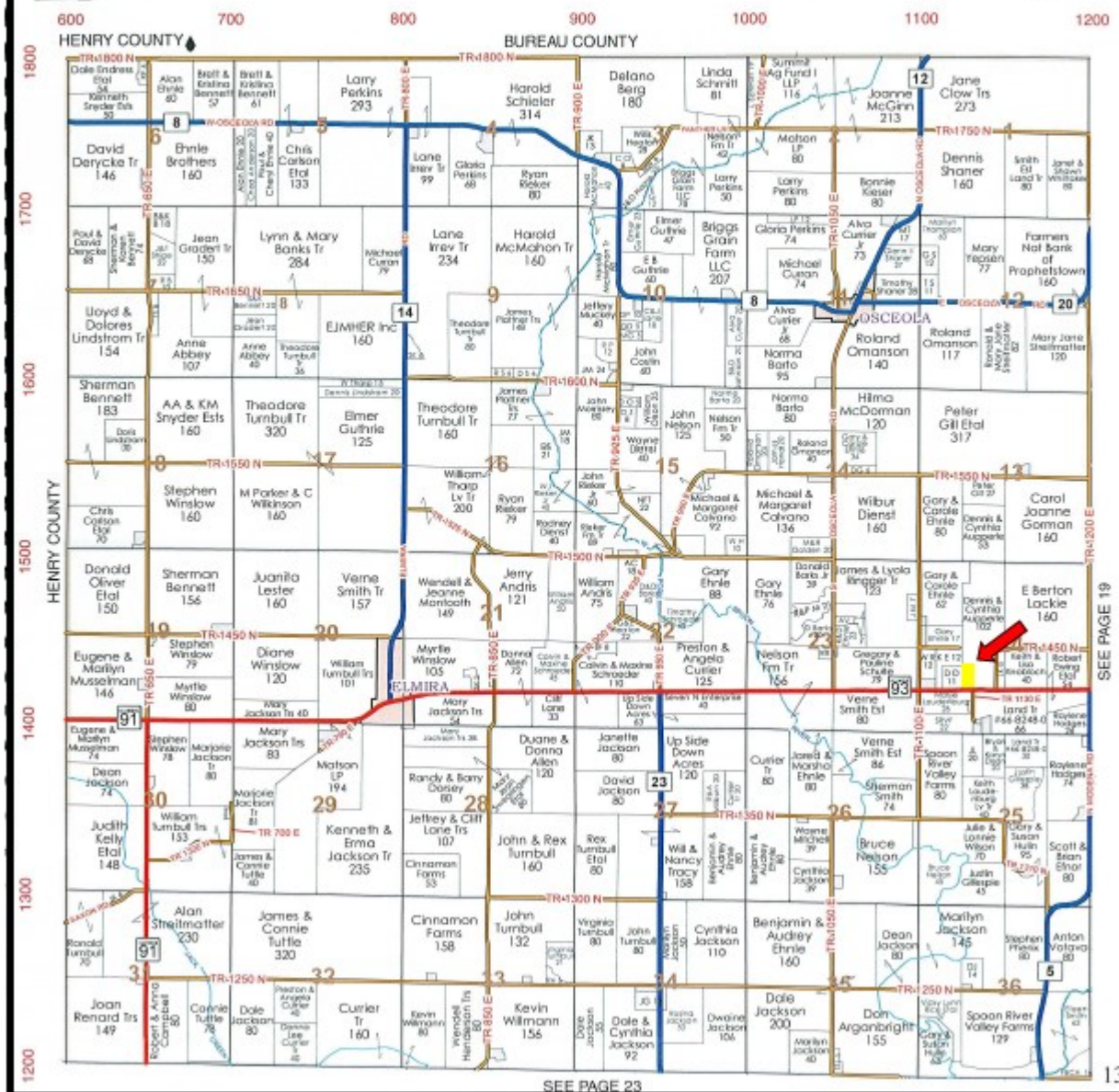
www.JohnLeezer.com



Elmira

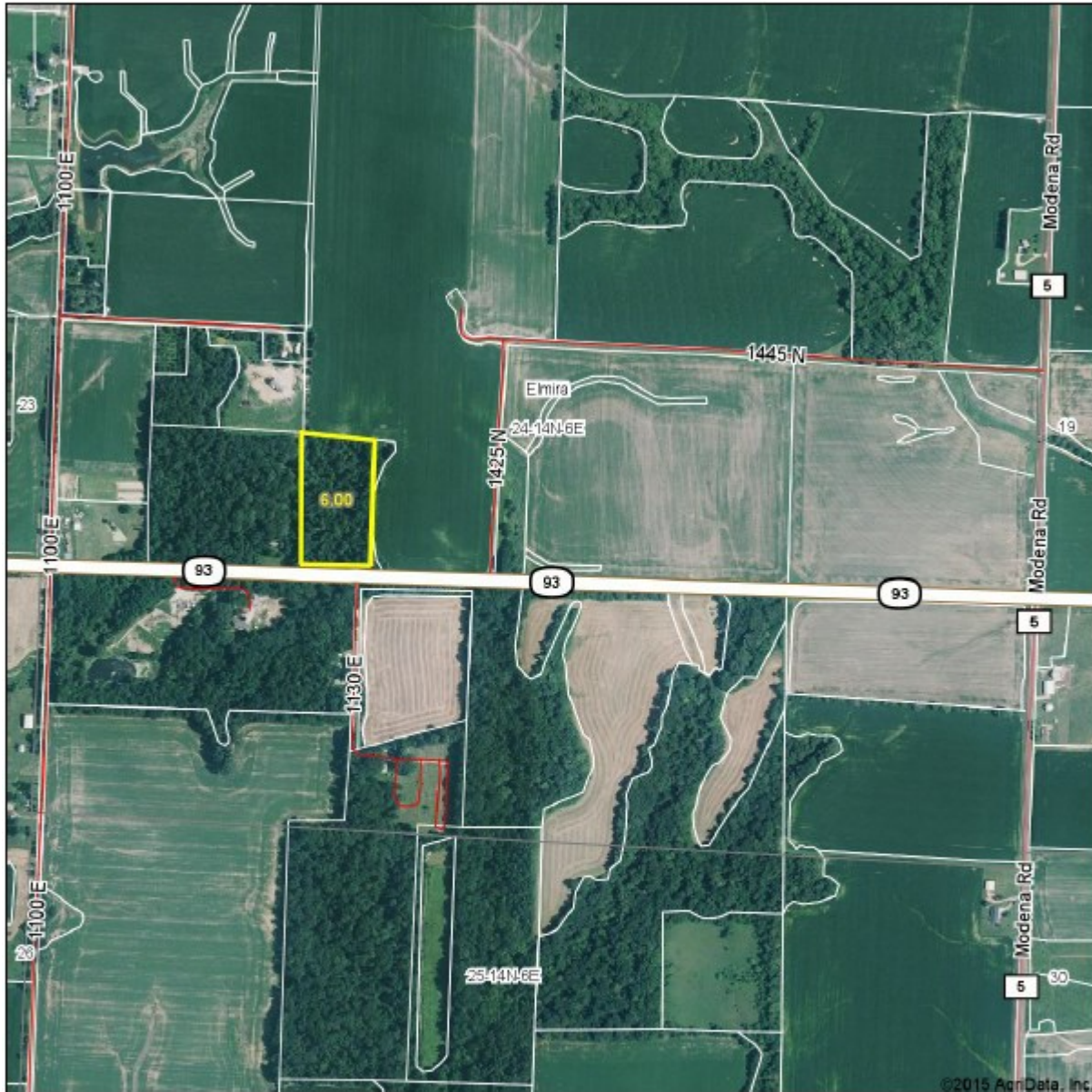
Township 14N - Range 6E

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Aerial Map



John Leezer, ALC

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Maps Provided By:

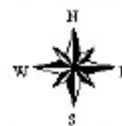


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24-14N-6E
Stark County
Illinois

map center: 41° 10' 52.24, 89° 45' 47.05

scale: 9574



5/11/2015

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

NW Cor.
SW 1/4
Sec. 24

NW Cor.
NE 1/4 SW 1/4
Sec. 24

01-24-300-015

Ed. rod 2.3'
W. of Cor.



SCALE:~
1" = 100'

0.32± Acres West
of Fence

N 89°12'02" E 350.66'

6.00
Acres±

S 01°34'00" E
588.42'

745.48'
W. Line NE 1/4 SW 1/4 Sec. 24

N 89°12'02" W

Existing Fence - Ins

S 01°34'00" E 745.48'

Pvt. IL. Rte. #93

S. Line NE 1/4 SW 1/4 Sec. 24

S 89°12'02" W 350.66'

SW Cor.
NE 1/4 SW 1/4
Sec. 24

● = Found Iron Monument

LEGAL DESCRIPTION

A tract of land located in a part of the Southwest Quarter (SW 1/4) of Section Twenty-four (24), Township Fourteen (14) North, Range Six (6) East of the Fourth Principal Meridian, Stark County, Illinois, more particularly bounded and described as follows and bearings are for the purpose of description only: Commencing at an iron rod at the Northwest corner of the SW 1/4 of said Section 24; thence North 89 degrees 23 minutes 00 seconds East, along the North line of the SW 1/4 of said Section 24, a distance of 1319.28 feet to an iron rod at the Northwest corner of the NE 1/4 of the SW 1/4 of said Section 24; thence South 01 degrees 34 minutes 20 seconds East, along the West line of the NE 1/4 of the SW 1/4 of said Section 24, a distance of 588.42 feet to a point 2.3 feet East of an iron rod and the Place of Beginning for the tract to be described; thence North 89 degrees 12 minutes 02 seconds East, 350.66 feet to an iron rod; thence South 01 degrees 34 minutes 20 seconds East, 745.38 feet to the South line of the NE 1/4 of the SW 1/4 of said Section 24; thence S 89 degrees 12 minutes 02 seconds West, along the South line of the NE 1/4 of the SW 1/4 of said Section 24, a distance of 350.66 feet to the Southwest corner of the NE 1/4 of the SW 1/4 of said Section 24; thence North 01 degrees 34 minutes 20 seconds West, along the West line of the NE 1/4 of the SW 1/4 of said Section 24, a distance of 745.38 feet to the Place of Beginning and containing 6.00 acres, more or less, and subject to the right-of-way of a Public Highway along the South side of the above described tract and also subject to all easements of record.

Parcel Index Number: 01-24-300-015

Deed prepared by: FEHRENBACHER & FEHRENBACHER, P.C. Attorneys at Law 101 West Williams Street P.O. Box 186 Wyoming, Illinois 61491 Tele: (309) 695-2525 Fax: (309) 695-2526	Send tax bill to: JOHN A. LEEZER P.O. Box 344 Toulon, Illinois 61483	After recording return to: JOHN A. LEEZER P.O. Box 344 Toulon, Illinois 61483
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ILLINOIS ASSOCIATION OF REALTORS®
NOTICE OF NO AGENCY RELATIONSHIP



Name of "Sales Associate" _____

Name of Brokerage Company _____

Property Address _____

☐ **NOTICE OF NO AGENCY RELATIONSHIP**

(Check here if you represent either seller or buyer)

Thank you for giving Sales Associate the opportunity to _____

(Insert description of work, i.e. showing property of a FSBO)
in regard to the above mentioned property.

Sales Associate's broker has previously entered into an agreement with a client to provide certain real estate brokerage services through a Sales Associate who acts as that client's designated agent. As a result, Sales Associate will not be acting as your agent but as the agent of the _____
(insert buyer or seller).

☐ **NOTICE OF MINISTERIAL ACTS**

(Check here if you do not represent either buyer or seller at this time)

Thank you for giving Sales Associate the opportunity to _____

(Insert description of work, i.e. listing presentation)
in regard to the above mentioned property.

Under State law this activity does not result in the Sales Associate acting as your agent. Should you decide to enter into a real estate brokerage services agreement with Sales Associate's broker, then Sales Associate can be designated as your agent.

THIS NOTICE OF NO AGENCY IS BEING PROVIDED AS REQUIRED BY STATE LAW.

Sales Associate Signature

Date

Customer Signature

Customer Signature

Print Customer's Name

Print Customer's Name

Date

Date