

241 Acres with House

1889 West Jersey Road
Toulon, IL



MLS: 1147402

ASKING PRICE: \$ 2,500,000 \$ 10,363 /Acre

TOTAL ACRES: 241 **FSA TILLABLE ACRES:** 205 approx

LOCATION: West off of RT 78 on West Jersey Blacktop, 1 mile on right (north).

LEGAL DESCRIPTION: Pt W 1/2 16 & Pt E 1/2, Section 17, 12N 5E,
West Jersey Township, Stark County, IL

IMPROVEMENT: Home/5 BR; garages; machine shed, bins, barn, other buildings

POSSESSION/LEASE: Farmland after 2013 harvest is complete. Lease is open 2014;
Seller to retain possession of house & garages for 12 months &
farm buildings until June 1, 2014 and grain storage until fall
2014.

SURVEY: No Survey. Farm is being SOLD as 241 acres more or less

TAX ID# 06-17-400-004; 06-16-100-002; (this one to be split) 06-16-300-004; 06-17-
200-002, 06-1-400-003. Taxes are approx. due to Split on one tax id.

TAX YR: 2012 **TAX:** \$ 8921

COMMENTS: 205 tillable are based on FSA maps. This will
be a split. See pg. 2 for Broker comments.

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



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Total Acres 241 M/L based on tax assessor records. There has not been a survey and acres are not guaranteed. FSA tillable is approx. 205

Improvements include: 2 story 5 bedroom house with approx. 2500 sq ft; 14x27 garage.; 27x54—3 car garage; 60x120 metal machine shed, older barn; 26x32 corn crib, 42' bin, 24' bin (2) 30' bins; 2 grain legs, one of the 30' bins has a dryer. Total grain storage is approx. 50,000 BU; 37' bored well 1982; other older misc. buildings.

Possession of farmland can be given after 2013 harvest is complete. Lease is open for 2014. Seller to retain possession of house and garage for 12 months after closing. Farm buildings until June 1, 2014 and grain storage until fall 2014.

Other tax id's 06-16-100-002, (this one to be split) 06-16-300-004, 06-17-200-002, 06-17-400-003. Taxes are approx. due to split on the one id.

