

MLS #:	1114701	St:	Active	Cat:	Lots/Acres/Farms	LP:	\$125,000
Area:	Peoria, Area 2						
Addr:	0 RR						
City:	LaFayette	IL	Zip Code: 61449				
Subd:	Goshen Twp	Cnty: Stark					
Lot Size:	25.38Acres	Total Acres: 25.380					
Ann Taxes:	212.78	/	08/09	# of Lots:			
Exemptions:	None						
Elem School:						Zoning: Agricultural	
Middle School:							
High School:	Stark County						
Parcel ID:	03 18 200 008 & 400 001						
Legal:	Pt N						

Virtual Tour

Directions: North edge of LaFayette, IL

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance: No
Tillable Acres:	Corn Suitability Rating/PI: 166	CRP: No
Pasture Acres:		

Approx 25 acres @\$5,000/acre currently planted for tree nursery. This land has lots of potential including farm land, tree sales, home sites, pasture. Excellent soil types of Ipava, Downs and Tama. Price and acreage changed from original listing to reflect recent survey. Additional 14.99 acres available. See MLS 1114702

Lot Description:	Level	
Land/Topography:	Level	
Road/Access:	Paved	
Miscellaneous:		
Utilities Available:	Electricity/Lot Line	
Water/Sewer:	No Sewer, No Water	
Bldg Improvements:	None	
Association Fee Incl:		
Financing:	Cash	Possession: At Closing
Showing:	Appointment Required	

CLOP:	\$143,000	How Sold:	
Sold Price:		Cumulative DOM:	31
Closing Date:		CLDOM:	31
		Sell. Conc. \$:	
		Sell. Conc. Desc.:	

(9.58 Acres)

Approx. centerline
of Ditch

N 61°21'24" E

14.99 Acres±

GREENHOUSE

25.38 Acres±

S 31°59'42" E

S 00°35'17" E

S 00°35'17" E

S 89°39'57" W 946.45'



Block 24

Block 25

Block 40

HODGSON ST. (66')

HODGSON ST.

HODGSON ST.

HODGSON ST. (66')

333.35'

JEFFERSON

332.66'

ST.

(66') 332.66'

165.00'

165.00'

(66')

165.00'

(158')??

165.00'

(66')

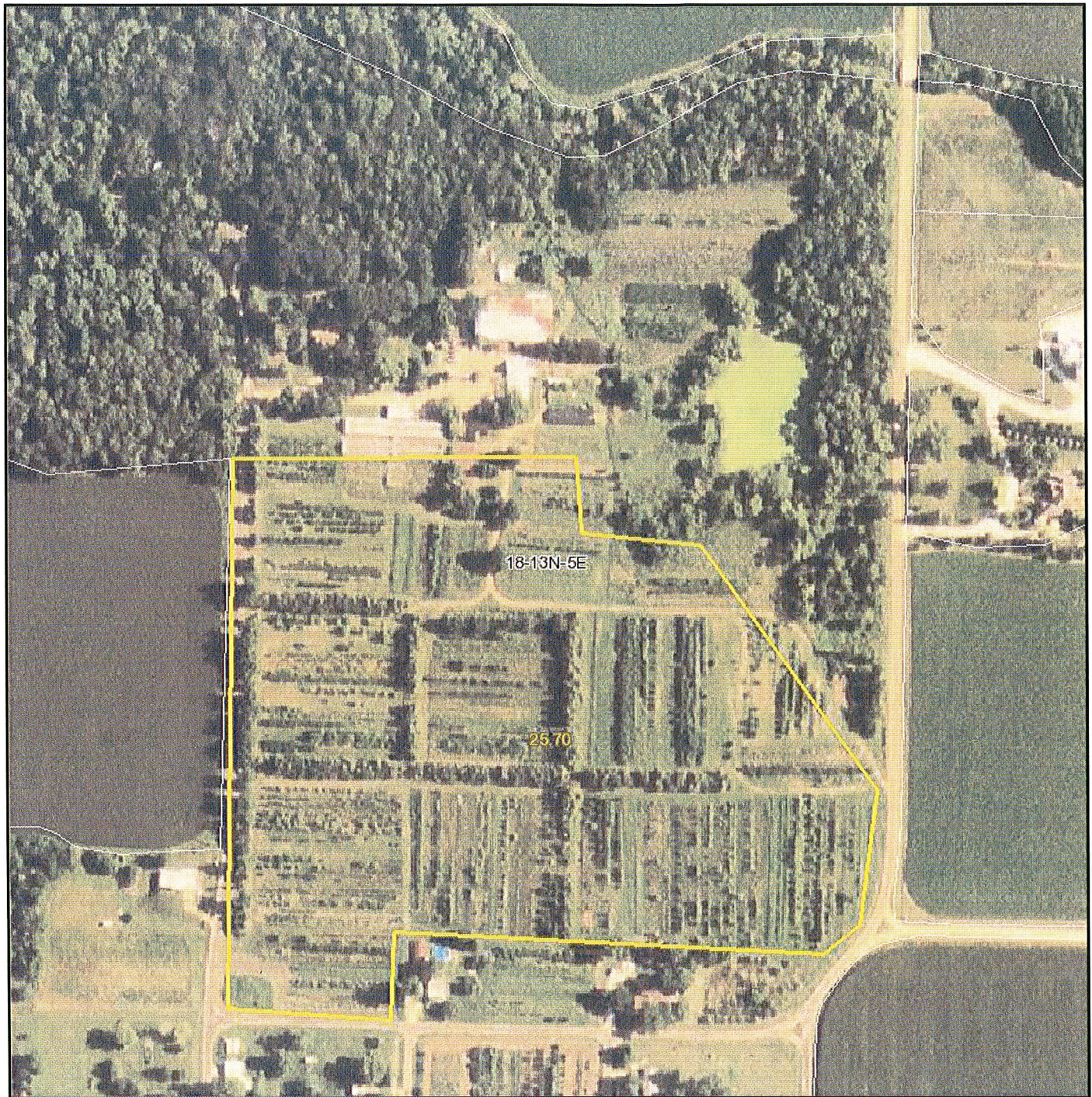
165.00'

(150')

(180')

165.00'

Aerial Map



JOHN LEEZER
Land Specialist
Jim Maloof/Realtor
(309) 286-2221

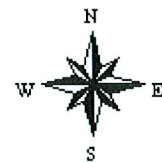
Maps provided by:



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18-13N-5E
Stark County
Illinois

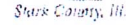
map center: 41° 6' 54.76, 89° 58' 18.59
scale: 3787



2/18/2010

Field borders provided by Farm Service Agency as of 5/23/2008. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

T.13N.-R.5E.



6006



**ILLINOIS ASSOCIATION OF REALTORS®
DISCLOSURE AND CONSENT TO DUAL AGENCY
(DESIGNATED AGENCY)**



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"),
(insert name(s) of Licensee undertaking dual representation)
may 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 qualification 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.

WHAT LICENSEE CANNOT DISCLOSE TO CLIENTS WHEN ACTING AS A DUAL AGENT

1. Confidential information that Licensee may know about a client, without that client's permission.
2. The price or terms the seller or landlord will take other than the listing price without permission of the seller or landlord.
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: _____