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HUNTING / HOMESITE PROPERTY  
JUST MINUTES FROM PEORIA

MLS 1195351

**Total Acres:** 35.65 acres

**Tillable Acres:** 13.18 acres

**Location:** 600 W. Lakeshore Drive  
Edelstein, IL 61526

**Brief Legal:** Part NW ¼ of NW ¼ Section 28,  
Hallock Township 11N 8E Peoria County

**Real Estate Taxes:** 2017/2018 \$284.48 Tax ID# 04-28-101-003

**Other Info:** A great piece of timber with 13 acres tillable. Fabulous location on Lakeshore Drive just minutes from Peoria. Tillable acres are rented for 2018, for \$1,779/yr. Timber is mature and offers outstanding deer hunting. 2 ground blinds and small hunting cabin included. Address # shown is approximate, as no 911 address has been assigned to this property. There is no survey and property is being sold as 35.65 acres M/L based on Peoria County tax assessor. There is a well on the property, condition is unknown. No lot line electricity, but the property to the East has electricity. 2018 rent is negotiable between Buyer and Seller depending on the timing of the sale.

**Asking Price:** \$205,000 or \$5,750/acre











[Schedule a Showing](#)

<b>MLS #:</b> 1195351	<b>Spreadsheet Page</b>	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$205,000
<b>Area:</b> Peoria, Area 4	<b>St:</b> Active		
<b>Addr:</b> 600 W LAKESHORE		<b>Drive</b>	
<b>City:</b> Edelstein		<b>IL</b>	<b>Zip Code:</b> 61526
<b>Subd:</b> Hallock			<b>Cnty:</b> Peoria
<b>Lot Size:</b> 1164x1327x1175x1326		<b>Total Acres:</b> 35.650	
<b>Ann Taxes:</b> \$284.48 / 2017/18		<b># of Lots:</b>	
<b>Exemptions:</b> None			
<b>Elem School:</b> Princeville		<b>Zoning:</b> Agricultural	
<b>Middle School:</b>			
<b>High School:</b> Princeville			
<b>Parcel ID:</b> 04-28-101-003		<b>Tax Year</b> 2017/18	
<b>Legal:</b> Pt NW 1/4 Sec 28 11N 8E			
<b>Agent Owned:</b> No		<b>Agent Related to Seller:</b> No	

#### Virtual Tour

**Directions:** N of Peoria on Rt. 40 turn Rt(east) on Lakeshore Dr property 1.5 mi on Rt

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> No
<b>Tillable Acres:</b> 13.180	<b>Corn Suitability Rating/PI:</b> 118	<b>CRP:</b> No
<b>Pasture Acres:</b> 0.000		
<b>Outstanding Piece of timber property with 13 acres tillable. Great location on Lakeshore Drive minutes from Peoria. Tillable acres rented through 2018 for \$1779/year. Mature timber offers outstanding hunting &amp; home site. 2 ground blinds &amp; small hunting cabin included. Address shown is approx. as no 911 address has been assigned to this property. There is no survey. Being sold as 35.65 acres m/l based on Peoria County tax assessor. Well on the property - condition is unknown. No electricity to lot line. But property to the East has electricity. 2018 rent is negotiable depending on time of sale.</b>		
<b>Lot Description:</b> Wooded		
<b>Land/Topography:</b> Tillable/Some, Timber/Mostly		
<b>Road/Access:</b> Paved		
<b>Miscellaneous:</b>		
<b>Utilities Available:</b> Other Utilities Available		
<b>Water/Sewer:</b> Individual Well, No Sewer		
<b>Bldg Improvements:</b> None		
<b>Association Fee Incl:</b>		
<b>Financing:</b> Cash, Conventional	<b>Possession:</b> At Closing, Tenant Rights	
<b>Showing:</b> Appointment Required		
<b>Owner:</b>	<b>Phone:</b>	<b>Also Ref MLS#:</b>
<b>LO:</b> Jim Maloof/REALTOR	Main Line: 309-286-2221	<b>Fax:</b> Fax: 309-286-6201
<b>LA:</b> John A Leezer	Cell: 309-335-2221	<b>Oth:</b>
<b>LA Email:</b> john@leezeragency.com		<b>Cell:</b> 309-335-2221
<b>CLA:</b>		<b>Cell:</b> <b>LD:</b> 6/12/2018
<b>OLA:</b>		<b>Cell:</b> <b>XD:</b> 1/1/2019
<b>Compensation:</b> 3.50	<b>Dual/Var:</b> Yes	<b>List Type:</b> Exclusive Right to Sell
<b>CLOP:</b> \$205,000	<b>Selling Agent:</b>	<b>Co-List Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-List Agent:</b>	<b>Cumulative DOM:</b> 2
<b>Sell. Conc. \$:</b>	<b>Sell. Conc. Desc.:</b>	<b>CLDOM:</b> 2

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## Aerial Map



John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

map center: 40° 54' 48.97, -89° 35' 54.87

0ft 279ft 558ft

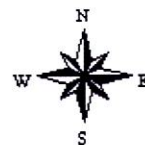
Maps Provided By:



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**28-11N-8E**  
**Peoria County**  
**Illinois**



6/13/2018

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

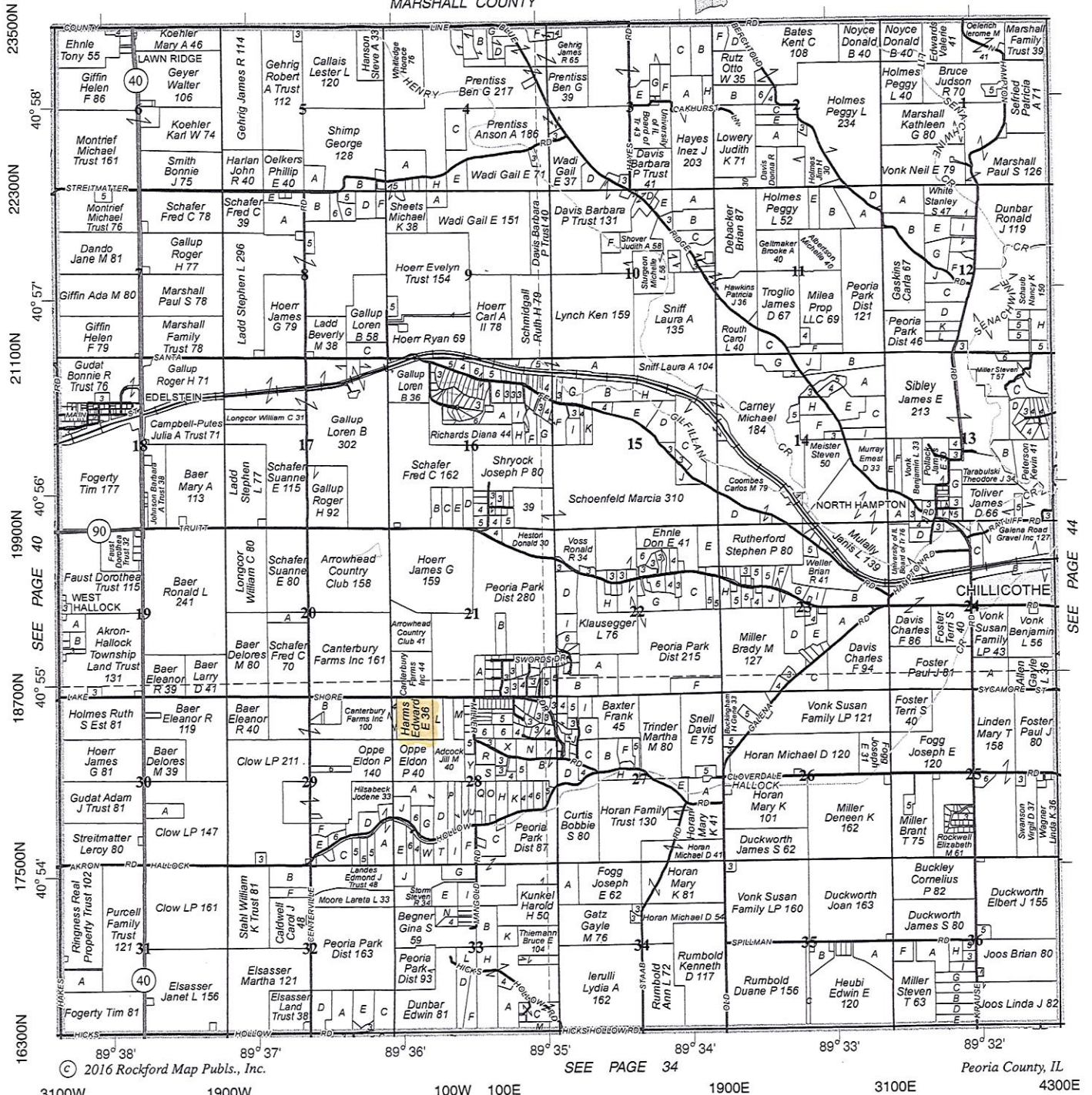


# HALLOCK

MARSHALL COUNTY

Refer to pages 56 & 57 for keyed parcels

T.11N.-R.8E.





# PEORIA AREA 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"), 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.

### WHAT A 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: \_\_\_\_\_

#### DOCUMENT PRESENTED:

Date: \_\_\_\_\_

Broker/Licensee Initials: \_\_\_\_\_