

Malott Timber in 2 Parcels

Dogtown Lane, Elmwood, IL

Located in N 1/2 SE 1/4 Section 15, 9N-5E, Elmwood Township, Peoria County, IL

| | |
|--------------------------|-----------------------------------|
| MLS 1202936 | Price: \$222,015 |
| 46.74 Acres | Tillable: 5 Acres Wooded: 41 |
| Survey has been ordered. | |
| PIN 11-15-400-010 | Taxes: \$ 95.64/2017 |

Comments: The 5 acres tillable is rented on a 50/50 crop share. Landlord's share of the crop is negotiable depending on timing of the sale. Great place for hunting, home site or all types of recreational use. A small stream runs through the property.



| | |
|----------------------|---|
| MLS 1202933 | Price: \$179,605 |
| 42.43 Acres | Tillable: 14.4 Acres Wooded: 27.86 |
| See attached survey. | |
| PIN 11-15-400-011 | Taxes: \$ 128.06/2017 |

Comments: 27.86 acres is mostly timber with some pasture. The tillable is rented on a 50/50 crop share. Landlord's share of the crop is negotiable depending on timing of the sale. There is an old well with a hand pump, condition unknown. Great place for hunting, home site or all types of recreational use. A small stream runs through the property.

John Leezer, ALC (309) 286-2221
(309) 335-2221 (cell)
john@leezeragency.com

Ed Ketchum, Broker (309) 224-9540
eketchum@maloofrealty.com



www.johnleezer.com

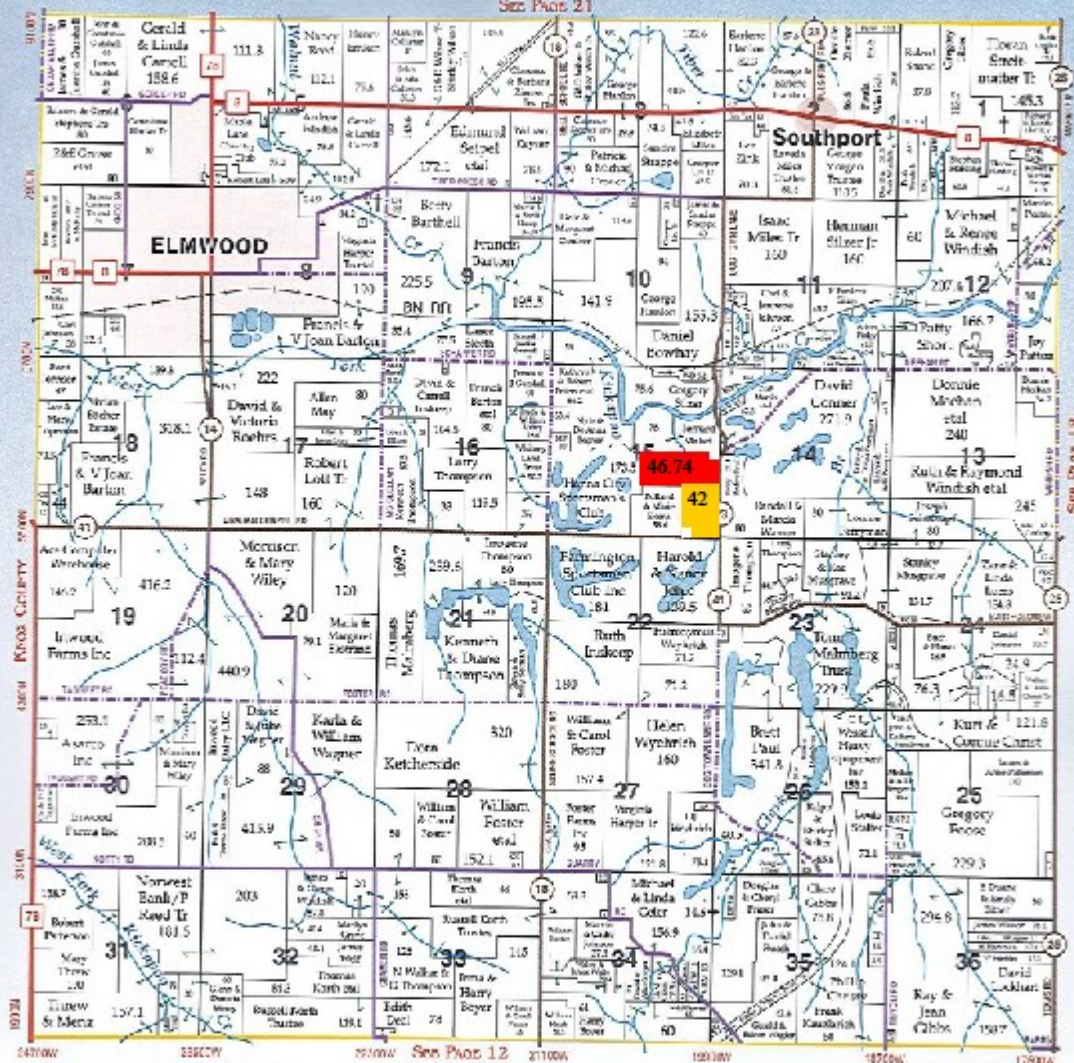
Elmwood



T.9N. - R.5E.

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See Page 21



Supp. Page 18

See Page 12 211004

46 Acres



46 Acres

Aerial Map



John Leezer, ALC

(309) 286-2221

www.illinoisfarms4sale.com

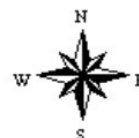
Maps Provided By:



map center: 40° 45' 44.7, -89° 55' 6.31

0ft 869ft 1739ft

15-9N-5E
Peoria County
Illinois



3/27/2019

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

46 Acres



[Schedule a Showing](#)

Unbranded V Tour

Branded V Tour

Directions: Rt 78 S of Elmwood turn E on Graham Chapel, go 4 mi turn N on Dogtown Ln

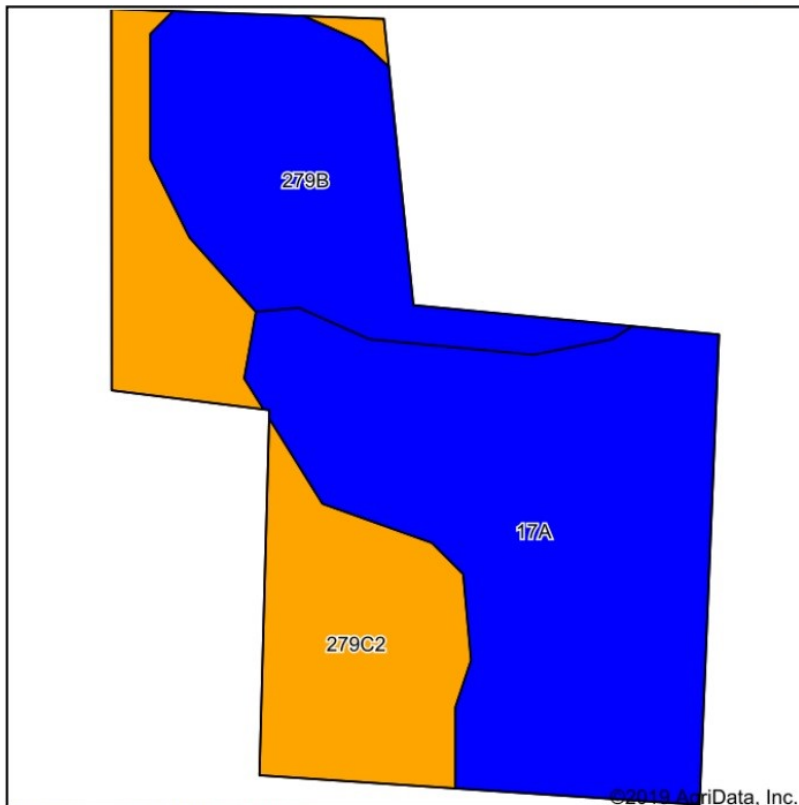
| | | | | | | | |
|------------------|------------------------|--------------------------|-------|--------------------|------------------|-----------|-----------|
| MLS #: | 1202936 | Spreadsheet | Page | Cat: | Lots/Acres/Farms | LP: | \$222,015 |
| County: | Peoria | Subd: | Rural | | LN | | |
| Addr: | 0 DOGTOWN | | | | IL | Zip Code: | 61529 |
| City: | Elmwood | | | | | | |
| Legal: | Pt N 1/2 SE 1/4 Sec 15 | | | | | | |
| Approx Lot Size: | See Plat | | | Total Acres: | 46.740 | | |
| Ann Taxes: | \$95.64 | / | | # of Lots: | | | |
| Tax Exemptions: | None | | | Zoning: | Agricultural | | |
| Elem School: | | | | Township | 9N | | |
| Middle School: | | | | Type of Other Bldg | | | |
| High School: | Elmwood | | | | | | |
| Parcel ID: | 11-15-400-010 | | | Add'l Parcel ID's | | | |
| Agent Owned: | No | Agent Related to Seller: | No | Managing Broker | Yes | | |

| | | | |
|---|--|----------------------------|----------------------------|
| Ann Assoc Fee \$: | 5.000 | Com suitability Rating/Pl: | CRP: |
| Tillable Acres: | 5.000 | Pasture Acres: | Apex # Wooded Acres: 41.00 |
| Repossessed (Y/N) | | Short Sale Y/N | N |
| Mand Assoc Mthly Fee | | Mthly Assoc Fee \$ | |
| Tenant/Operator Name | Tenant | | |
| Section | 15 | FSA Farm # | |
| Principle Meridian # | 4 | | |
| Cropshare Lease | Yes | Seller Quiet Tnt Frm Rt/No | |
| Production Index | | Mineral Rights | |
| # Yield Per Acre-Corn | | # Yield Per Acre-Soybeans | |
| # Yield Per Acre-Wheat | | # Yield Per Acre-Milo | |
| Year Built | Year Built Source | # Bedrooms | # F Baths |
| # Stories | Approx Ttl Fin SqFt | Approx AG SqFt | Approx Bemt SqFt |
| 46.74 Acres incl. (to be surveyed) Approx 5 acres timber, and 41 timber. The timber is rented on a 50/50 crop share. Landowner's share of the crop is responsible depending on timing of sale. Additional 42 acres also available see MLS 1202933. Great place for hunting, home site or all types of recreational use. A small stream runs through the property. | | | |
| Agent Remarks | | | |
| Lot Description: | Wooded, Agricultural, Creek, Pasture/Partial, Timber/Partial | | |
| Road/Access: | Paved | | |
| Miscellaneous: | | | |
| Utilities Avail: | Electricity/Lot Line | | |
| Water/Sewer: | No Sewer, No Water | | |
| Amenities: | None | | |
| Assn Fee Incl: | | | |
| Financing: | Cash, Conventional | | |
| Info on File | Aerial View, Plat in Office, Soil Type | | |
| Show Instr: | Appointment Required | | |
| Owner: | Phone: | Alt/Ret MLS #: | |
| Owner 2 | Phone 2 | | |
| LO: | Jim Maloot/REALTOR - Main Line: 309-286-2221 | Off License # | 477011919 |
| LA: | John A Leezer - Cell: 309-335-2221 | Agt License # | 471003305 |
| LA Email: | john@leezeragency.com | Cell: | 309.224.9540 |
| CLA: | Edward L Ketcham - Cell: 309-224-9540 | Cell: | |
| OLA: | | Oth Agt Off Ph | |
| Co-Op Comp | 3.00 | Dual/Var: | No |
| Listing Type | Exclusive Right to Sell | | |
| CLDP: | \$222,015 | Selling Agent: | |
| Sold Price: | | Selling Office: | |
| Closing Date: | | Co-List Agent: | |
| Conc. \$: | | Sell. Conc. Info | |
| Co-List Office: | | How Sold: | |
| Type of Sale | | Cumt DOM: 0 | |
| Lender/Mortgage Co | | CLDOM: 0 | |

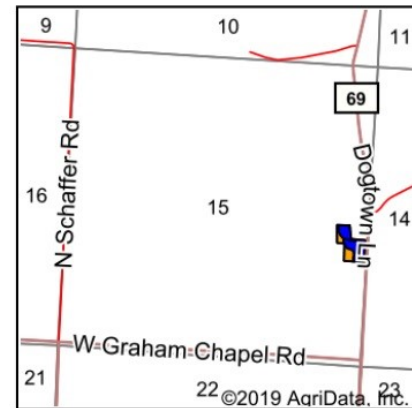
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46 Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **15-9N-5E**
 Township: **Elmwood**
 Acres: **5**
 Date: **3/27/2019**

John Leezer, ALC
 (309) 286-2221
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Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL143, Soil Area Version: 13

| 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 | 2.41 | 48.2% | | 161 | 51 | 119 |
| **279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 1.40 | 28.0% | | **153 | **47 | **112 |
| **279B | Rozetta silt loam, 2 to 5 percent slopes | 1.19 | 23.8% | | **162 | **50 | **119 |
| Weighted Average | | | | | 159 | 49.6 | 117 |

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

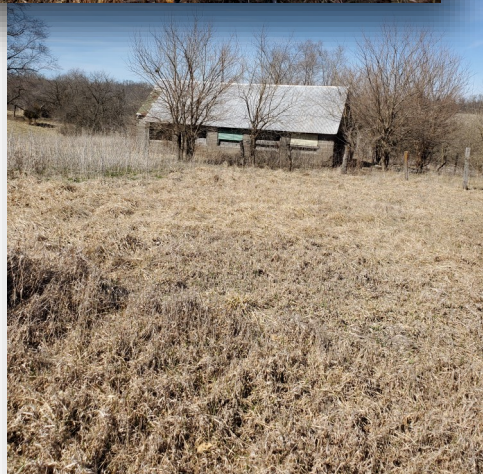
Crop yields and productivity indices for optimum management (B811) are maintained at the following NRES web site: <http://soilproductivity.nres.illinois.edu/>

** 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

42.43 Acres



42.43 Acres



[Schedule a Showing](#)

Unbranded V Tour

Branded V Tour

Directions: At Intersection of Graham Chapel Rd & Dogtown Lane approx 2 mi E of Elmwood

| | | | | | |
|-----------------|------------------|--------------------------|--------------------|------------------|---------------|
| MLS #: | 1202933 | Spreadsheet Page | Cal. | Lots/Acres/Farms | LP: \$179,605 |
| County: | Peoria | Subd: | Rural | LN | |
| Addr: | 00 DOGTOWN | | | | |
| City: | Elmwood | | IL | Zip Code: | 61529 |
| Legal: | Pt SE 1/4 Sec 15 | | | | |
| Apprx Lot Size: | See Plat | | Total Acres: | 42.430 | |
| Ann Taxes: | \$128.06 | / | # of Lots: | | |
| Tax Exemptions: | None | | Zoning: | Agricultural | |
| Elem School: | | | Township | 9N | |
| Middle School: | | | Type of Other Bldg | | |
| High School: | Elmwood | | | | |
| Parcel ID: | 11-15-400-011 | | Add'l Parcel ID's | | |
| Agent Owned: | No | Agent Related to Seller: | No | Managing Broker | Yes |

| | | | | | |
|---|--|---------------------------------|--|--------------------------|--|
| Ann Assoc Fee \$: | | Corn Suitability Rating/PI: 115 | | CRP: | |
| Tillable Acres: 14.400 | | Pasture Acres: | | Apx # Wooded Acres:27.00 | |
| Reposessed (Y/N) | | Short Sale Y/N N | | Flood Plain Unknown | |
| Mand Assoc Mthly Fee | | Mthly Assoc Fee \$ | | Mand Assoc Ann Fee | |
| Tenant/Operator Name Tenant | | | | Range 5E | |
| Section 15 | | FSA Farm # | | FSA Cropbase | |
| Principle Meridian # 4 | | | | | |
| Cropshare Lease Yes | | Seller Quiet Tnt Frm Rtno | | Soil Type | |
| Production Index | | Mineral Rights Yes | | Soil Index | |
| # Yield Per Acre-Corn | | # Yield Per Acre-Soybeans | | # Yield Per Acre-Oats | |
| # Yield Per Acre-Wheat | | # Yield Per Acre-Milo | | # Yield Per Acre-Other | |
| Year Built | | Year Built Source | | # Bedrooms | |
| # Stories | | Approx Ttl Fin SqFt | | # F Baths | |
| | | Approx AG SqFt | | # 3/4 Baths | |
| | | Approx AG SqFt | | # 1/2 Bths | |
| | | Approx AG SqFt | | Approx Bamt SqFt | |
| | | Approx AG SqFt | | Approx Fin Bamt SqFt | |
| 42.26 surveyed acres with 14.4 tillable. The balance of 27.86 is mostly timber, with some pasture land. The timber is rented on a 50/50 crop share. Landowner share of the rent is negotiable depending on the timing of the sale. There is an old well on the property with a hand pump. The condition is unknown. There is a small stream running through the property. Additional 46.74 acres also available, see MLS#1202936. This is a great property for hunting, home site or livestock. | | | | | |
| Agent Remarks | | | | | |
| | | | | | |
| Lot Description: Wooded, Agricultural, Creek, Pasture/Partial, Timber/Partial | | | | | |
| Road/Access: Paved | | | | | |
| Miscellaneous: | | | | | |
| Utilities Avail: Electricity/Lot Line | | | | | |
| Water/Sewer: No Sewer, No Water | | | | | |
| Amenities | | | | | |
| Assn Fee Incl: | | | | | |
| Financing: Cash, Conventional | | | | | |
| Possession: At Closing, Tenant Rights | | | | | |
| Info on File: Aerial View, Plat in Office, Soil Type, Survey | | | | | |
| Show Instr: Appointment Required | | | | | |
| | | | | | |
| Owner: | | Phone: | | Also Refr MLS #: | |
| Owner 2 | | Phone 2 | | Fax: Fax: 309-286-6201 | |
| LO: Jim Maloot/REALTOR - Main Line: 309-286-2221 | | Off License # 477011919 | | | |
| LA: John A Leezer - Cell: 309-335-2221 | | Ag't License # 471003305 | | Cell: 309.335.2221 | |
| LA Email: john@leezeragency.com | | Cell: 309.224.9540 | | LD: 3/26/2019 | |
| CLA: | | Cell: | | XD: 10/1/2019 | |
| OLA: | | Oth Ag't Off Ph | | | |
| Co-Op Comp 3.00 | | Dual/Var: No | | Listing Type | |
| | | Exclusive Right to Sell | | | |
| CLOP: \$179,605 | | Selling Agent: | | Co-List Office: | |
| Sold Price: | | Selling Office: | | How Sold: | |
| Closing Date: | | Co-List Agent: | | Type of Sale | |
| Conc. \$: | | Sell. Conc. Info | | Lender/Mortgage Co | |
| | | | | Cuml DOM: 0 | |
| | | | | CLDOM: 0 | |

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Plat of Survey

(We, Owners) of the property shown on the attached plat do hereby certify that we have caused this survey to be made and shown on the attached plat, and acknowledge said survey to be correct to the best of our knowledge. This tract is in the Emerald Community Unit school district #522.

Subscribed and sworn to before me this _____ day of _____, 20____

I hereby certify that I find no delinquent taxes, unpaid current taxes, delinquent special assessments or unpaid current special assessments against any of the real estate embraced on the attached plat of survey and description.

Given under my hand and seal this _____ day of _____, 20____.

This tract survey is hereby approved in accordance with the provisions of the Tax Act of Illinois (5 ILCS 375-1.04) and Chapter 20 of the Illinois County Code. It is in conformance with the goals and objectives of the County Land Use Management Plan.

Given under my hand and seal this _____ day of _____, 20__.

PEORIA COUNTY HIGHWAY OFFICIAL'S CERTIFICATE

This plot has been approved by the Fernald County Highway Department with respect to the roadway access pursuant to 745 ILCS 205/2 and Chapter 20 of the Fernald County Code. However, a Highway Permit for access may be required by this property owner. Access will be allowed by the County accordance with the policy on permits for access driveways to county roadways.

This _____ day of _____, 20_____

DESCRIPTION FOR 42.26 ACRE TRACT

[illegible]

SURVEYOR'S STATEMENT

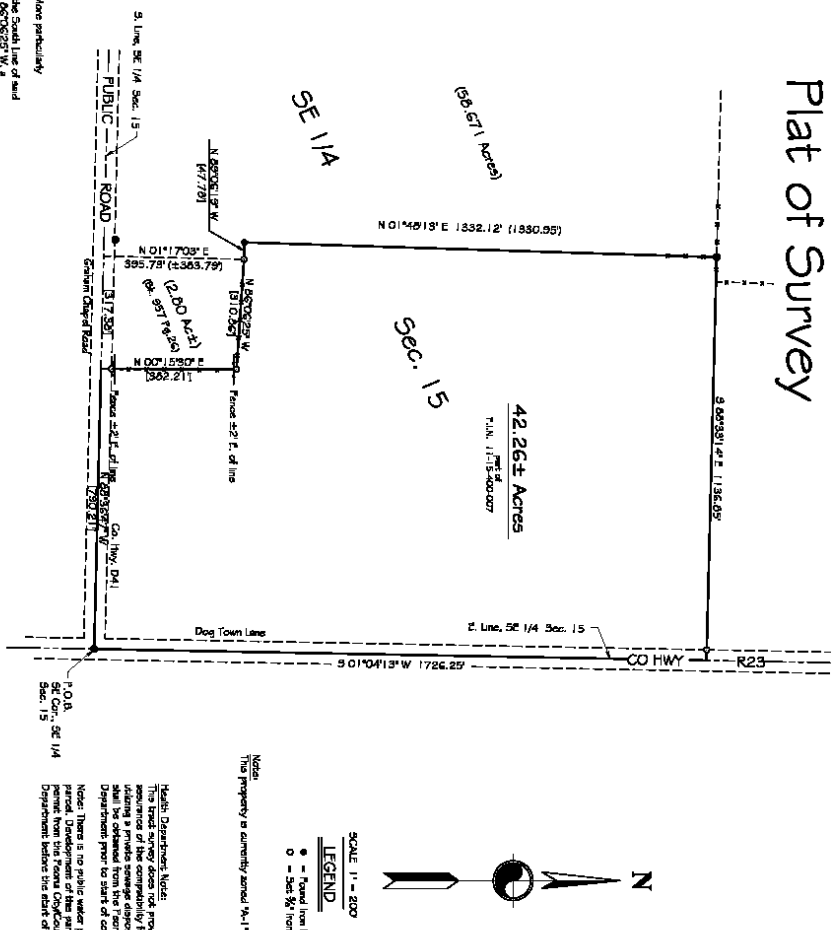
[illegible]

Dated this 6th day of December, 2010.

WALLACE ENGR. & LAND SURVEYING CO., INC.
Touhon - Illinois

By: Karen Williams 20217

North Wales 92017
Illinois Professional Land Surveyor
Expires: 1/30/12

[illegible]

42.43 Acres

Aerial Map



John Leezer, ALC

(309) 286-2221

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Maps Provided By:

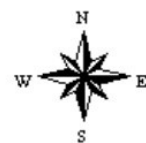


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map center: 40° 45' 45.57, -89° 55' 7.32

15-9N-5E
Peoria County
Illinois

0ft 869ft 1739ft

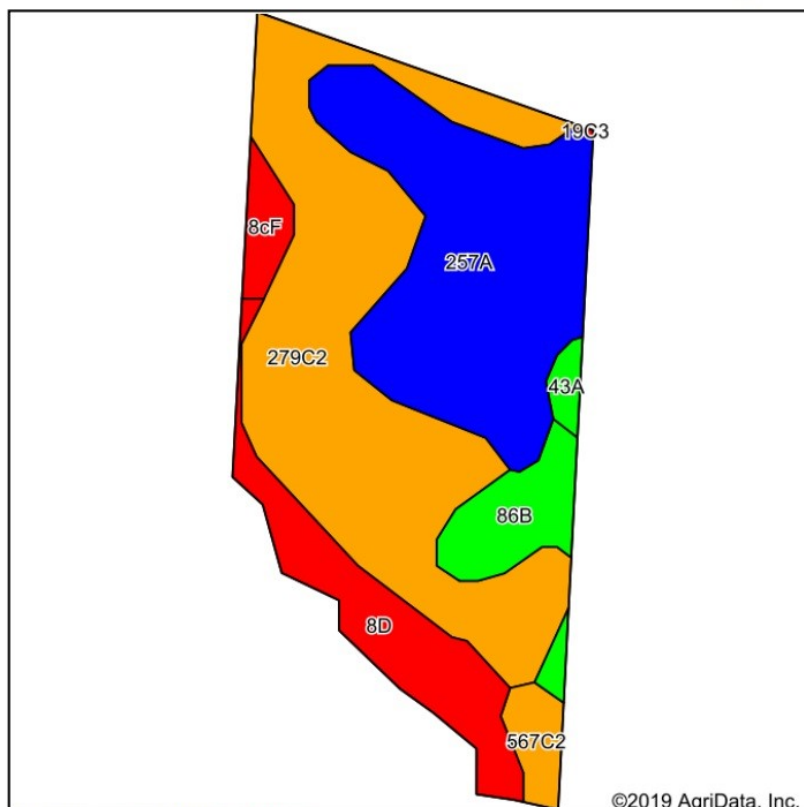


3/27/2019

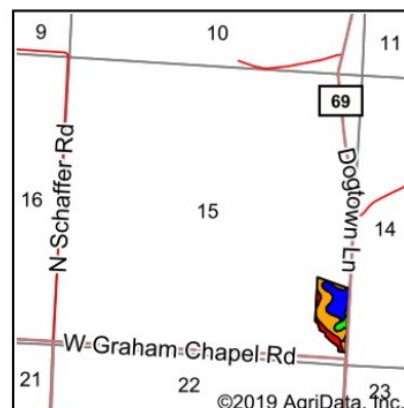
Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

42.43 Acres

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **15-9N-5E**
 Township: **Elmwood**
 Acres: **14.4**
 Date: **3/27/2019**

John Leezer, ALC

(309) 286-2221

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Maps Provided By:



Area Symbol: IL143, Soil Area Version: 13

| Code | Soil Description | Acres | Percent of field | Il. State Productivity Index Legend | Corn Bu/A | Soybeans Bu/A | Crop productivity index for optimum management |
|------------------|--|-------|------------------|-------------------------------------|-----------|---------------|--|
| **279C2 | Rozetta silt loam, 5 to 10 percent slopes, eroded | 6.25 | 43.4% | | **153 | **47 | **112 |
| 257A | Clarksdale silt loam, 0 to 2 percent slopes | 4.52 | 31.4% | | 174 | 56 | 128 |
| **8D | Hickory silt loam, 10 to 18 percent slopes | 1.72 | 11.9% | | **113 | **38 | **86 |
| **86B | Oско silt loam, 2 to 5 percent slopes | 0.98 | 6.8% | | **189 | **59 | **140 |
| **567C2 | Elkhart silt loam, 5 to 10 percent slopes, eroded | 0.39 | 2.7% | | **159 | **50 | **116 |
| **8cF | Hickory silt loam, cool mesic, 18 to 35 percent slopes | 0.37 | 2.6% | | **86 | **29 | **65 |
| 43A | Ipava silt loam, 0 to 2 percent slopes | 0.17 | 1.2% | | 191 | 62 | 142 |
| Weighted Average | | | | | 156.2 | 49.4 | 115.1 |

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: <http://soilproductivity.nres.illinois.edu/>

** 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®



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: _____

Client Initials: _____