



Stark County
27.27 Acres of Timber



MLS: PA1207922

Total Acres: 27.27 acres
Location: From West Jersey, W on West Jersey Blacktop 1 mile, right on TWP Rd 200 E
Brief Legal: 27.7 Acres Pt E 1/2 Sec 17 12N 5E
Real Estate Taxes: Parcel # 06-17-200-002
Estimate Annual Taxes: \$1,849

Other Info: Great piece of hunting land. All wooded except approximately 1.88 acres of CRP which is paying \$311 per acre per year or \$585 total per year, CRP expires 09/30/2027. Access to this property is by easement. The timber is bordered by the Walnut Creek. There is currently no crossing in place to get across the creek to the timber portion of the property. The taxes shown are an estimate, this will be split from a larger tract. Additional 27.875 acres of tillable could also be available.

Asking Price: \$65,000

127 W Main St
PO Box 129
Toulon, IL 61483

www.illinoisfarms4sale.com
john@leezeragency.com

Office: 309-286-2221
Cell: 309-335-2221
Fax: 309-286-6201



| | | | |
|--|---------------------|----------------------------------|---------------------|
| MLS #: PA1207922 | St: Active | Cat: Lots/Acres/Farms | LP: \$65,000 |
| Addr: 00 WEST JERSEY BLACKTOP | | # of Lots: | |
| City: Toulon | IL | Zip Code: 61483 | |
| County: Stark | | Subdivision: Toulon | |
| Type: RECLD | | Ann Taxes: \$1,849.00 | Tax Yr: 2018 |
| Parcel ID: 06-17-200-002 | | Add'l Parcel IDs: | |
| Apprx. Acres: 27.270 | | Apprx Lot Size: Irregular | |
| Legal: 27.27 Acres Pt E 1/2 Sec 17 12N 5E | | | |
| # Stories: | # Bedrooms: | Year Built: | Source: |
| # F Baths: | # 1/2 Baths: | | |
| Approx Above-Grade | | Approx Fin Bsmt SqFt: | |
| Approx Total Fin SqFt: | | Approx Bsmt SqFt: | |

[Schedule a Showing](#)

Unbranded V Tour

Directions: From West Jersey W on West Jersey Blacktop 1 mile, right on TWP Rd 200 E

| | | |
|--------------------------------|------------------------------|---------------------------------|
| Apprx Tillable Acres: | Apprx. Pasture Acres: | Apprx. # Wooded Acres: |
| Section: 17 | Township: 12N | Range: 5E |
| Principle Meridian #: 4 | FSA Farm #: | FSA Cropbase: |
| Cropshare Lease: | Quiet Ten Farm | Corn Suitability Rating: |
| CRP: Yes | Soil Type: | Production Index: |
| Soil Index: | Mineral Rights: | Tenant/Operator Name: |
| # Yield/Acre - Corn: | # Yield/Acre - Milo: | # Yield/Acre - Soybeans: |
| # Yield/Acre - Wheat: | # Yield/Acre - Oats: | # Yield/Acre - Other: |

| | | | | | |
|---------------------|-----------------------|-----------------------------|---------------------|----|----------------------------|
| Mo Assn Fee: | Ann Assoc Fee: | Zoning: Agricultural | 100-Yr Flood | No | High Schl: Stark Co |
| Repo: No | Short Sale: N | Elem School: | | | Mid Schl: |

Great piece of hunting land. All wooded except approximately 1.88 acres of CRP which is paying \$311 per acre per year or \$585 total per year, CRP expires 09/30/2027. Access to this property is by easement. The timber is bordered by the Walnut Creek. There is currently no crossing in place to get across the creek to the timber portion of the property. The taxes shown are an estimate, this will be split from a larger tract. Additional 27.8 acres of tillable could also be available.

Agent Remarks

| | | |
|-------------------------|--|---|
| Info on File | Aerial View, Legal Description, Survey | Financing: Cash, Conventional |
| Road/Access: | Easement, Gravel | Show Instr: Appointment Required |
| Miscellaneous: | | |
| Utilities Avail: | None | |
| Lot Description: | Level, Wooded, Timber/Full | |
| Tax Exemptions: | None | |
| Water/Sewer: | No Sewer, No Water | |
| Amenities | None | |
| Assn Fee Incl: | | |

| | | |
|---|--|-----------------------------------|
| Owner: | | Also Ref MLS #: |
| LO: Jim Maloof/REALTOR - Main Line: 309-286-2221 | | Off License # 477011919 |
| LA: Ben Leezer - Phone: 309-338-1270 | | Agt License # 475159261 |
| LA Email: ben@leezeragency.com | Appointment Desk Phone: | LD: 8/14/2019 |
| CLA: John A Leezer - Phone: 309-335-2221 | | XD: 2/1/2020 |
| OLA: | | Agent Designated MB: Yes |
| Comp: 3 | Dual/Var: No | Agent Owned: N |
| | Listing Type: Exclusive Right to Sell | Agent Related to Seller: N |

| | | |
|----------------------|------------------------|------------------------|
| OLP: \$75,000 | Selling Agent: | Co-Sell Office: |
| Sold Price: | Selling Office: | How Sold: |
| Closing Date: | Co-Sell Agent: | Type of Sale |
| | | DOM: 85 |
| | | CDOM: 85 |



13100 W. County Line Road, Princeville, IL 61559

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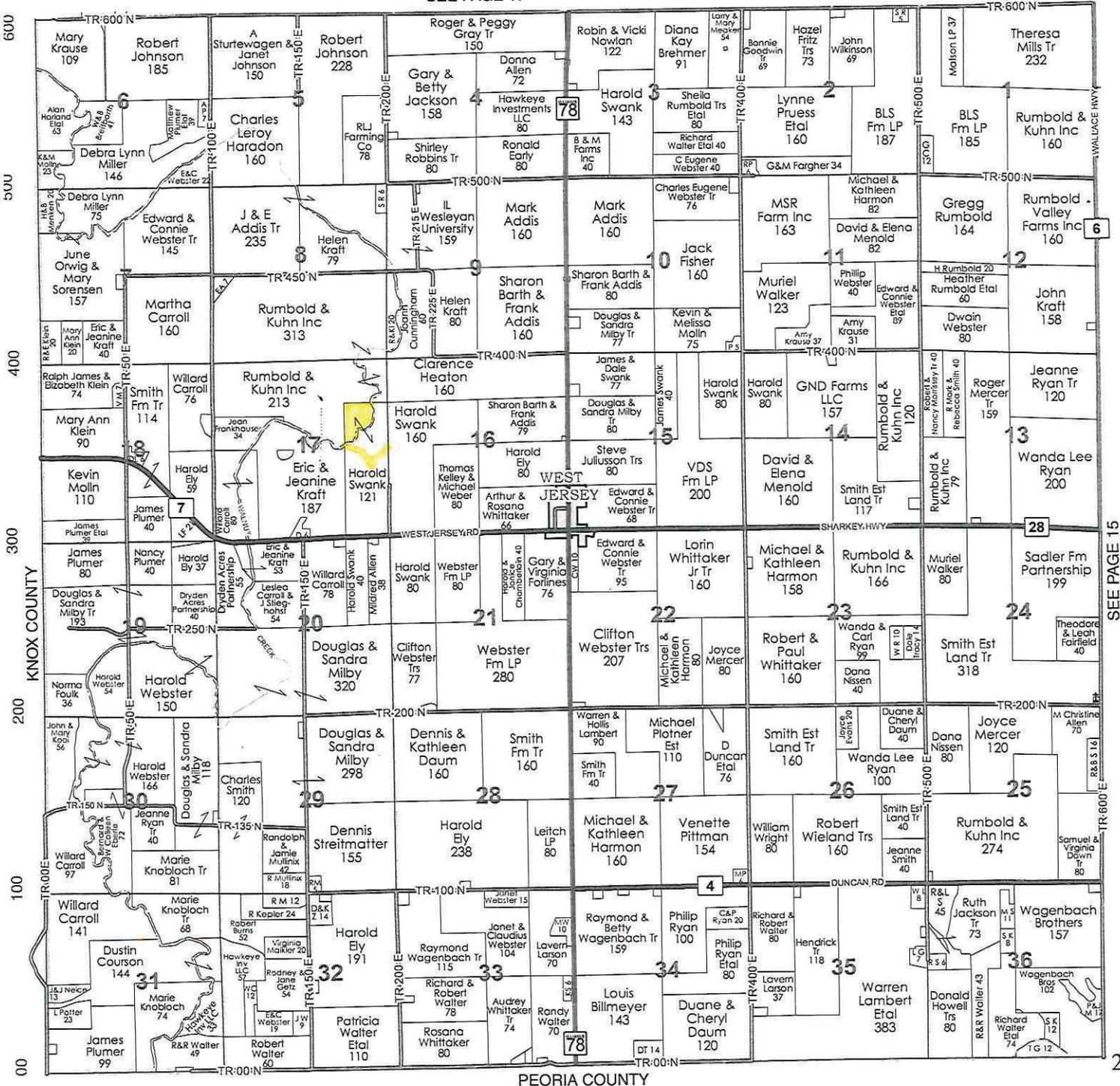
West Jersey

Township 12N - Range 5E

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SEE PAGE 17



SEE PAGE 15

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Aerial Map



John Leezer, ALC

(309) 286-2221

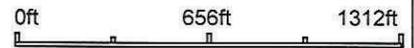
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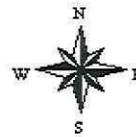


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Map Center: 41° 1' 27.96, -89° 56' 48.55



**16-12N-5E
Stark County
Illinois**



8/14/2019

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



PEORIA AREA ASSOCIATION OF REALTORS®



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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, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned Ben Leezer, John Leezer (insert name(s) of Licensee undertaking dual representation) ("Licensee"), 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.

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2. Provide information about the property to the buyer or tenant.
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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.

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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: _____