

TIMBER



14800 N Centerville Rd
Edelstein, IL

TOTAL ACRES 44.670
FSA TILLABLE 0
ACRES

MLS:1183141

ASKING PRICE: \$ 232,000 OR \$ 5,194 /Acre

LOCATION: North of Peoria on Rt 40, turn East (right) onto Singingwood Drive, turn North (left) on Centerville Rd. Property is 1/4 mile on East (right) side o the road.

LEGAL DESCRIPTION: Part of the North 1/2 of the Northeast 1/4, Section 8, 10N8E, Medina Township, Peoria County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing.

SURVEY: Yes

TAX ID# Part of 09-08-200-001

TAX YR: 2015/6 **TAX:** \$ 778.96 (will be split from larger parcel)

COMMENTS: Fabulous deer & Turkey hunting. Tract sits about 1/4 mile back from road and has a 60' owned lane leading to it. Most of the 60' lane is currently in crop land which is leased for 2017. Additional 36.07 Acres of tillable are also available.

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



www.johnleezer.com



MLS #: 1183141	St: Active	Cat: Lots/Acres/Farms	LP: \$232,000
Area: Peoria, Area 4			
Addr: 14800 N CENTERVILLE		Road:	
City: Edelstein		IL	Zip Code: 61526
Subd: Medina Township		Cnty: Peoria	
Lot Size: See Plat		Total Acres: 44.670	
Ann Taxes: \$778.96 / 2015/16		# of Lots:	
Exemptions: none			
Elem School: Dunlap		Zoning: Agricultural	
Middle School: Dunlap			
High School: Dunlap			
Parcel ID: 09 08 200 001			
Legal: Pt N 1/2 NE 1/4 Section 8			
Agent Owned: No		Agent Related to Seller: No	

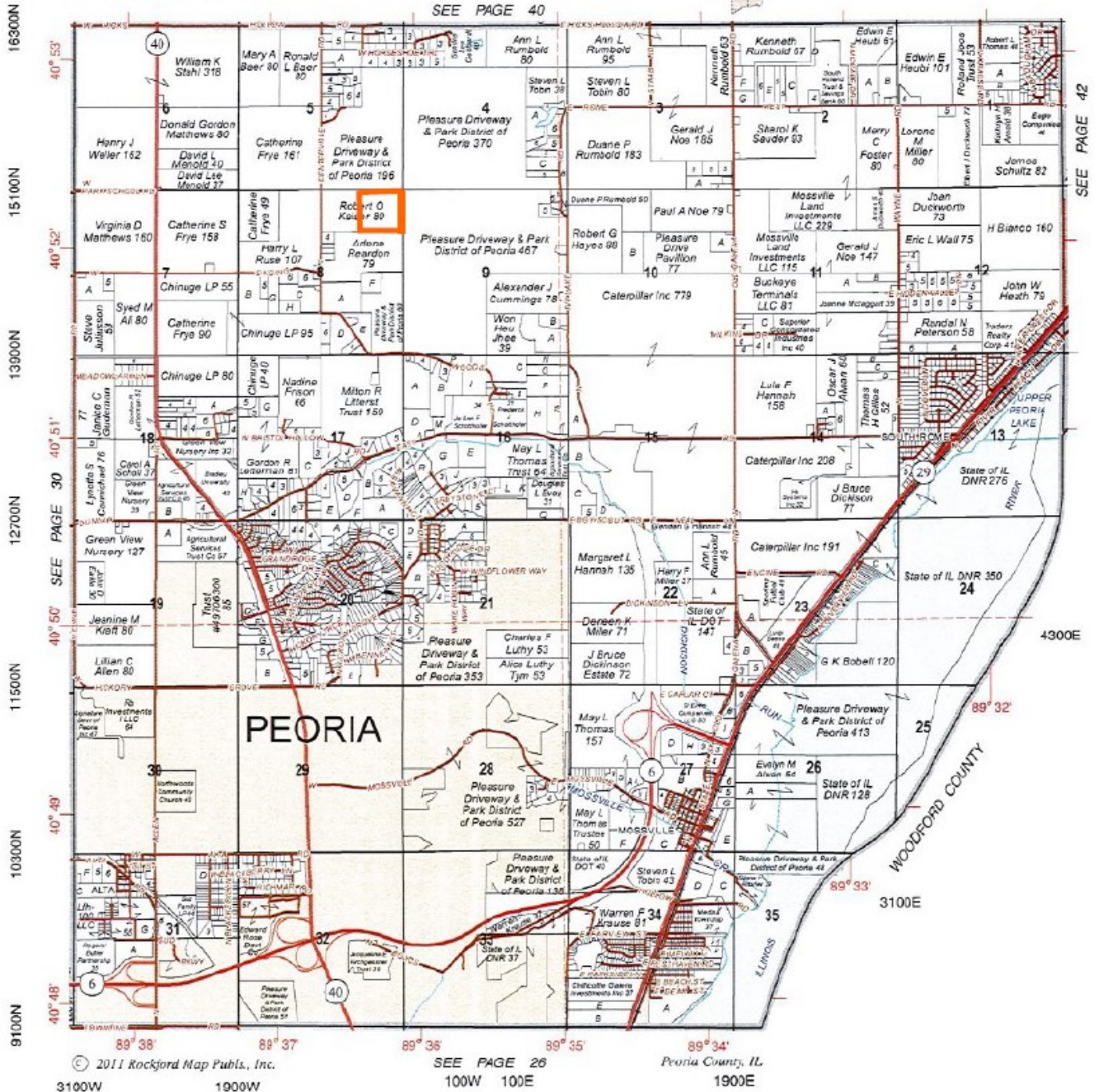
Virtual Tour

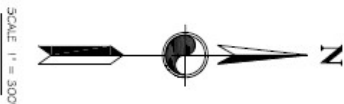
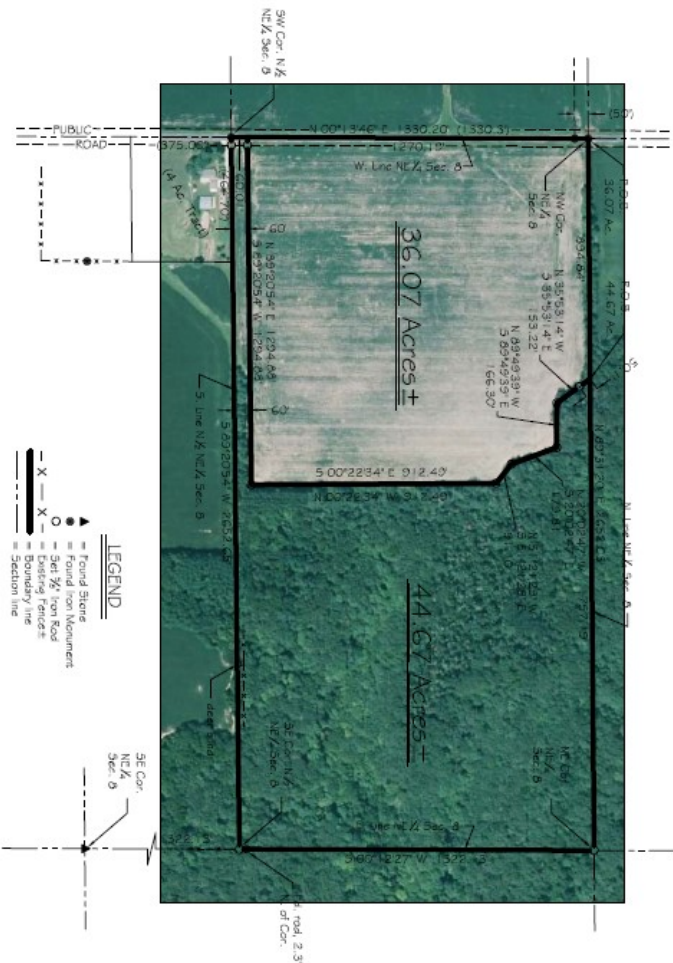
Directions: N of Peoria on RT 40/N on Singingwood Rd/E on N Centerville Rd

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance: No
Tillable Acres: 0.000	Corn Suitability Rating/PI:	CRP:
Pasture Acres: 0.000		
Beautiful piece of timber property located on a good blacktop road. Great location approx. 2 miles NE of Peoria. Fabulous deer & turkey hunting. Tax amount on this tract after split is unknown. it will have to be reassessed. This tract sits about 1/4 mile back from the road and has a 60' owned lane leading to it. Surrounded on 2 sides by pleasure driveway and Peoria Park District. 36 acres tillable also available -See MLS 1183138. (Street number shown is approx.)		
Lot Description: Wooded		
Land/Topography: Timber/Mostly		
Road/Access: Paved		
Miscellaneous:		
Utilities Available: Electricity/Lot Line		
Water/Sewer: No Sewer, No Water		
Bldg Improvements: None		
Association Fee Incl:		
Financing: Cash, Conventional	Possession: At Closing, Tenant Rights	
Showing: Appointment Required		
CLOP: \$232,000	Selling Agent:	Co-List Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-List Agent:	Cumulative DOM: 6
Sell. Conc. \$:	Sell. Conc. Desc.:	CLDOM: 6

MEDINA NORTHEAST PEORIA CITY T.10N.-R.8E.

SEE PAGE 40





OWNER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

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 plat is in the _____ Street District & _____

Created this _____ day of _____, 20____

Notary Public _____

PLAT OWNER'S CERTIFICATE
STATE OF ILLINOIS
COUNTY OF PEORIA 55

This tract survey is hereby approved in accordance with the provisions of the Plat Act of March 25, 1925, (Ch. 104) and Sections 2-101 and 2-102 of the Illinois Land Survey Act of March 25, 1925, and the provisions of the County Comprehensive Land Use Plan of the Peoria County Code. It is in conformity with the goals and objectives of the County Comprehensive Land Use Plan.

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

Peoria County Plat Officer _____

DESCRIPTION FOR 36.07 ACRES TRACT

A part of the NE1/4 of Section 6, T10N, R4E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only...

Beginning at an iron rod at the Northwest Corner of the NE1/4 of said Section 6, Thence N 69°13'10" E, along the North line of said NE1/4, a distance of 694.64 feet; Thence S 35°53'14" E, a distance of 133.22 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence S 40°02'47" E, a distance of 179.81 feet to an iron rod; Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod; Thence S 00°22'34" E, a distance of 912.49 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence N 69°13'10" E, along the West line, a distance of 1273.91 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence S 40°02'47" E, a distance of 179.81 feet to an iron rod; Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod; Thence S 35°53'14" E, a distance of 133.22 feet to the Place of Beginning and containing 44.67 Acres, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

DESCRIPTION FOR 44.67 ACRES TRACT

A part of the NE1/4 of Section 6, T10N, R4E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only...

Beginning at an iron rod at the Northwest Corner of the NE1/4 of said Section 6, Thence N 69°13'10" E, along the North line of said NE1/4, a distance of 694.64 feet; Thence S 35°53'14" E, a distance of 133.22 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence S 40°02'47" E, a distance of 179.81 feet to an iron rod; Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod; Thence S 00°22'34" E, a distance of 912.49 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence N 69°13'10" E, along the West line, a distance of 1273.91 feet to an iron rod; Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod; Thence S 40°02'47" E, a distance of 179.81 feet to an iron rod; Thence S 51°21'29" E, a distance of 91.10 feet to an iron rod; Thence S 35°53'14" E, a distance of 133.22 feet to the Place of Beginning and containing 44.67 Acres, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS
COUNTY OF PEORIA 55

We, the Wallace Enger, a Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NE1/4 of Section 6, T10N, R4E of the 4th P.M., Peoria County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals and all bearings are given in degrees, minutes and seconds. No survey was made or implied as to compliance with 760 ILCS 205/1-b of the Illinois Compiled Statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or nonseparable service facilities.

Dated the 6th day of April, 2017.
Forced 4-13-17

WALLACE ENGER & LAND SURVEYING CO., INC.
Professional Design Firm - 04-003454
Tolono, Illinois
By: Kevin Wallace #2314
Illinois Professional Land Surveyor
Expires 1/30/18

- Notes:
1. Field Work Completed: April 4th, 2017.
 2. Top road line city street location indicated by dashed line.
 3. The survey was made in accordance with the Illinois Land Survey Act of March 25, 1925, (Ch. 104) and Sections 2-101 and 2-102 of the Illinois Land Survey Act of March 25, 1925, and the provisions of the County Comprehensive Land Use Plan of the Peoria County Code.
 4. This tract survey does not provide for, nor imply, assignment of the responsibility for future construction of a private sewage disposal system. A permit will be obtained from the Peoria City/County Health Department prior to start of construction.
 5. There is no public water provider to this parcel. Development of this parcel requires a well permit from the Peoria City/County Health Department before the start of construction.
 6. As of 4-6-17, the property is zoned "A-2".
 7. NOTICE TO THE PUBLIC: The creation of large private driveways may result in increased required time to accessibility by emergency service vehicles.
 8. The survey was made in accordance with the Illinois Land Survey Act of March 25, 1925, (Ch. 104) and Sections 2-101 and 2-102 of the Illinois Land Survey Act of March 25, 1925, and the provisions of the County Comprehensive Land Use Plan of the Peoria County Code.
 9. Accurate includes area is apparent right-of-way of Public Roadways, areas otherwise noted.

- LEGEND
- Found Stone
 - Found Iron Monument
 - Set 1/2" Iron Rod
 - Corner
 - Property
 - Section line

Wallace Engineering & Land Surveying Co., Inc.
PO Box 42
Tolono, Illinois 61488
Illinois Design Firm #04-003454
Office 309-686-7933
E-mail: wallaceengr@gmail.com

CLIENT: Adams Family Trust
DATE: 4-6-17 Surveyed 4-16-17
JOB: 17022-001

Prepared for:
Lester Agency
127 W. Main St.
Tolono, IL 61483
Re: Adams Farm

OWNER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF PEORIA 55

I, the undersigned, being the owner of the above described premises, 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 plat is in the _____ School District # _____

Dated this _____ day of _____, 20____

Owner(s) _____

Notary Public _____

PLAT OWNER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF PEORIA 55

This plat survey is hereby approved in accordance with the provisions of the Plat Act of Illinois (CS 105-104.1) and Sections 20 of the Peoria County Code. It is in conformity with the great and legitimate of the County Comprehensive Land Use Plan.

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

Peoria County Plat Officer _____

DESCRIPTION FOR 36.07 ACRES TRACT

A part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only--

Beginning at an iron rod at the Northwest Corner of the NE1/4 of said Section 8, Thence N 89°23'41" E, along the North line of said NE1/4, a distance of 834.64 feet, Thence S 35°51'31" E, a distance of 132.22 feet to an iron rod, Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod, Thence S 20°24'47" E, a distance of 179.61 feet to an iron rod, Thence S 1°21'29" E, a distance of 51.10 feet to an iron rod, Thence S 69°23'41" E, a distance of 1294.65 feet to the West line of said NE1/4, Thence N 00°13'46" E, along said West line, a distance of 132.22 feet to the North line of said NE1/4, Thence N 00°13'46" E, along said North line, a distance of 132.22 feet to the place of Beginning, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

DESCRIPTION FOR 44.67 ACRES TRACT

A part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois. More particularly bounded and described as follows and bearings are for the purpose of description only--

Commencing at an iron rod at the Northwest Corner of the NE1/4 of said Section 8, Thence N 89°23'41" E, along the North line of said NE1/4, a distance of 834.64 feet to the place of Beginning, for the first 132.22 feet, Thence S 35°51'31" E, a distance of 132.22 feet to an iron rod, Thence S 69°49'39" E, a distance of 166.30 feet to an iron rod, Thence S 20°24'47" E, a distance of 179.61 feet to an iron rod, Thence S 1°21'29" E, a distance of 51.10 feet to an iron rod, Thence S 69°23'41" E, along the West line of said NE1/4, a distance of 1294.65 feet to an iron rod at the Southwest corner of said NE1/4, Thence N 00°13'46" E, along the West line of said NE1/4, a distance of 132.22 feet to the North line of said NE1/4, Thence N 00°13'46" E, along said North line, a distance of 132.22 feet to the place of Beginning, more or less. Subject to the right-of-way of the Public Road along the West side of the above described tract and also subject to all easements of record.

SURVEYOR'S STATEMENT

STATE OF ILLINOIS
COUNTY OF PEORIA 55

We, the Wallace Enger & Land Surveying Co., Inc., do hereby state that we have surveyed a part of the NE1/4 of Section 8, T.10N, R2E of the 4th P.M., Peoria County, Illinois.

We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this plat conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of feet and bearings are for the purpose of description only. Distances shown in parentheses are of record. Care shall be taken to any land lying 765(CS-2025) of the Illinois Compiled Statutes.

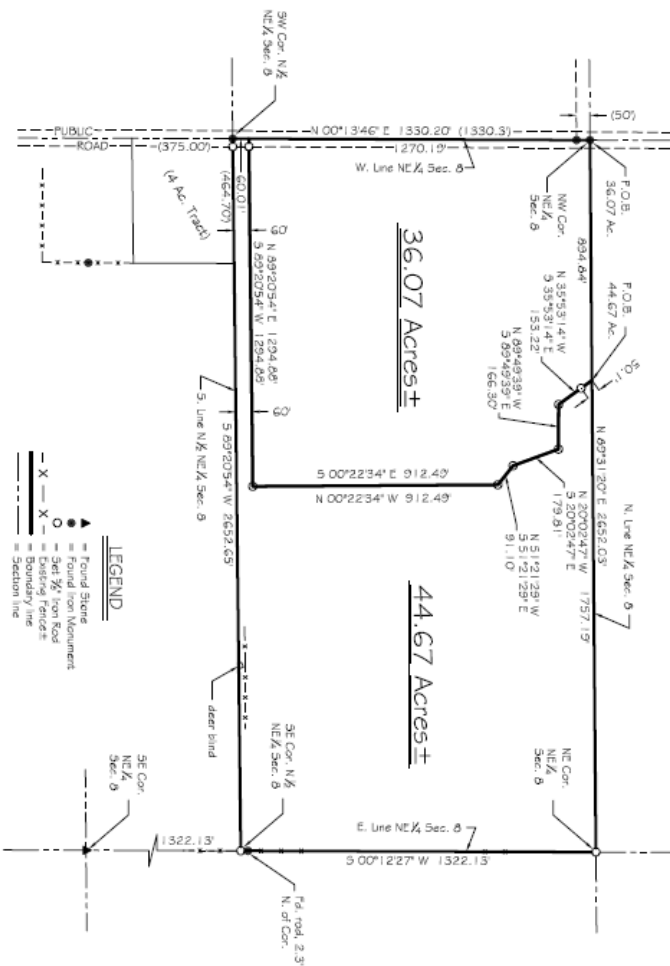
All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or nonseparable service facilities.

Dated the 05th day of April, 2017.

Witness my hand and seal this 11th day of April, 2017.

By _____
Karin Wallace #2314
Illinois Professional Land Surveyor
Expires: 1/1/2019

WALLACE ENGER & LAND SURVEYING CO., INC.
Professional Design Firm - 04-005454
Toulon, IL - Illinois



Notes:
1. Field Work Completed April 4th, 2017.
2. Iron rods have only been set at locations instructed by client.
3. The location of the Public Road is shown on the plat.
4. This plat survey does not provide for, nor imply, assurance of the compatibility for future construction using a private sewage disposal system. A permit shall be obtained from the Peoria City/County Health Department prior to start of construction.
5. There is no public water provider to this parcel. Development of this parcel requires a well permit from the Peoria City/County Health Department before the start of construction.
6. The property is zoned "R-2".
7. NOTICE TO THE PUBLIC: The creation of long private driveways may result in increased response time to accessibility by emergency service vehicles.
8. Iron rods only set at locations as instructed by client.
9. The location of the Public Road is shown on the plat.
10. The location of the Public Road is shown on the plat.

TOWNSHIP ROAD COMMISSIONER'S CERTIFICATE STATE OF ILLINOIS COUNTY OF PEORIA 55

This plat has been reviewed by the Township Road Commissioner with respect to existing roads, and the tract meets the safety and access control standards in the Township.

This _____ day of _____, 20____

Township Road Commissioner _____

PEORIA COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS COUNTY OF PEORIA 55

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 in the above described plat, and that the same are in conformity with the laws of the State of Illinois. Given under my hand and seal this _____ day of _____, 20____

Peoria County Clerk _____

Prepared for:

Adams Family Trust
1277 W. Main St.
Toulon, IL - 61463
Re: Adams Farm

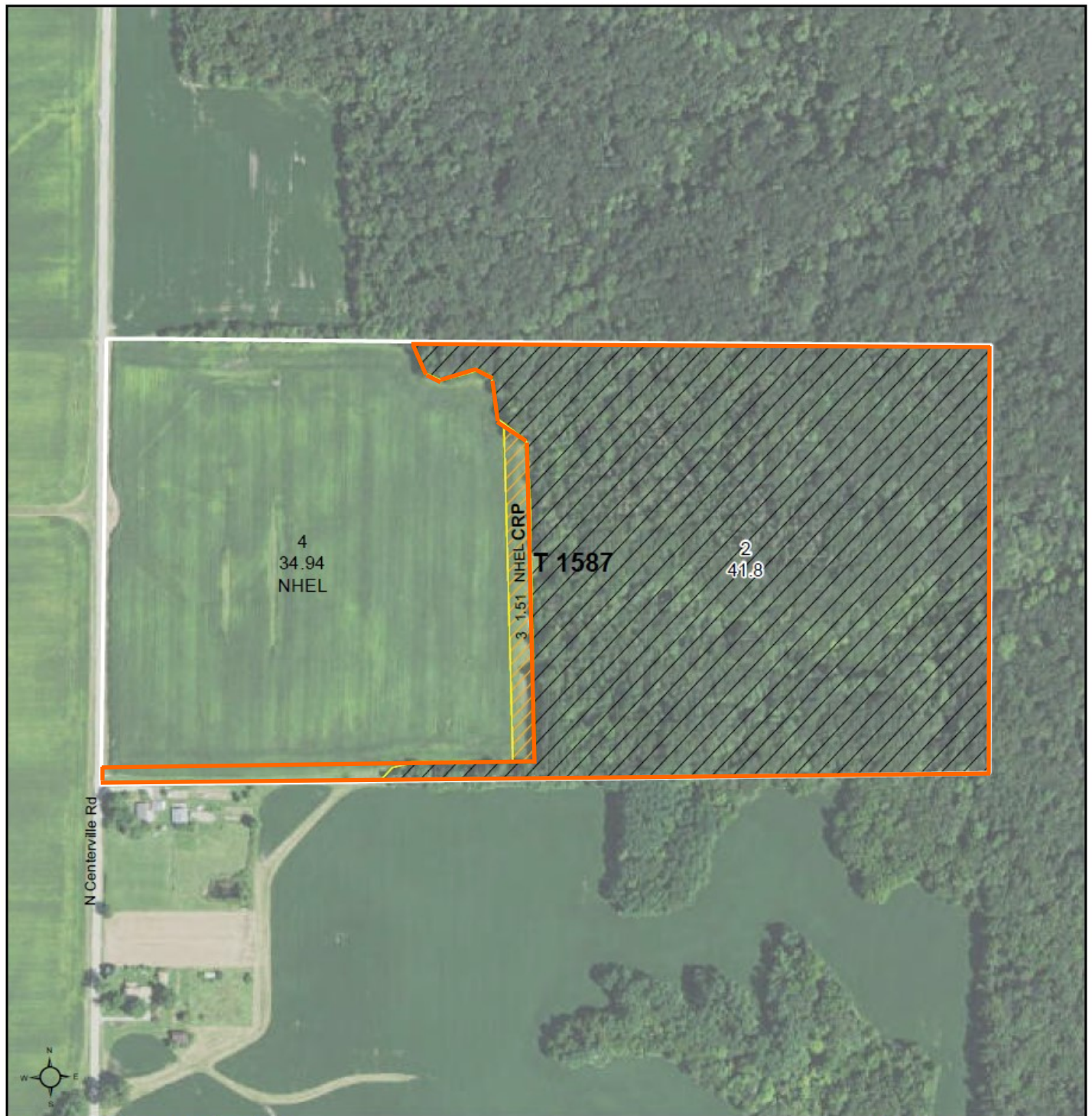
Wallace Enger & Land Surveying Co., Inc.
P.O. Box 412
Toulon, Illinois 61463
Office 309-686-7233
E-mail: wallaceeng@gmail.com

CLIENT: Adams Family Trust
DATE: 4-6-17 Surveyed 4-10-17
JOB: 17092-001



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit

- Non-Cropland
- Cropland

CRP Tract Boundary

0 170 340 680 Feet

2017 Program Year
Map Created November 03, 2016

Wetland Determination

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

Tract Cropland Total: 36.45 acres

Farm 1315
Tract 1587

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



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: _____