

10.46 Acres of Timber with Tillable Jubilee Township, Peoria County, IL



MLS: 1169508

ASKING PRICE: \$ 76,900 **OR** \$ 7352 /Acre

TOTAL ACRES: 10.45 **TIMBER ACRES:** 7.65 **TILLABLE ACRES:** 2.80 (Approx)

LOCATION: West off of Princeville and Jubilee Blacktop onto Park School Rd in 2 miles turn north on Elliott Road. Property is 1/2 mile ahead on west side of road.

LEGAL DESCRIPTION: Part NE 1/4 Section 4, 10N 6E, Jubilee Township, Peoria County, IL

IMPROVEMENT: NONE

POSSESSION/LEASE: At closing. Tenants rights.

SURVEY: Yes

TAX ID# 07-04-200-001 & 07-04-200-007

TAX YR: 2014/15 **TAX:** \$ 791.55

COMMENTS: Great location on good blacktop road located between Princeville and Jubilee. Great home site. A stream meanders through the property.

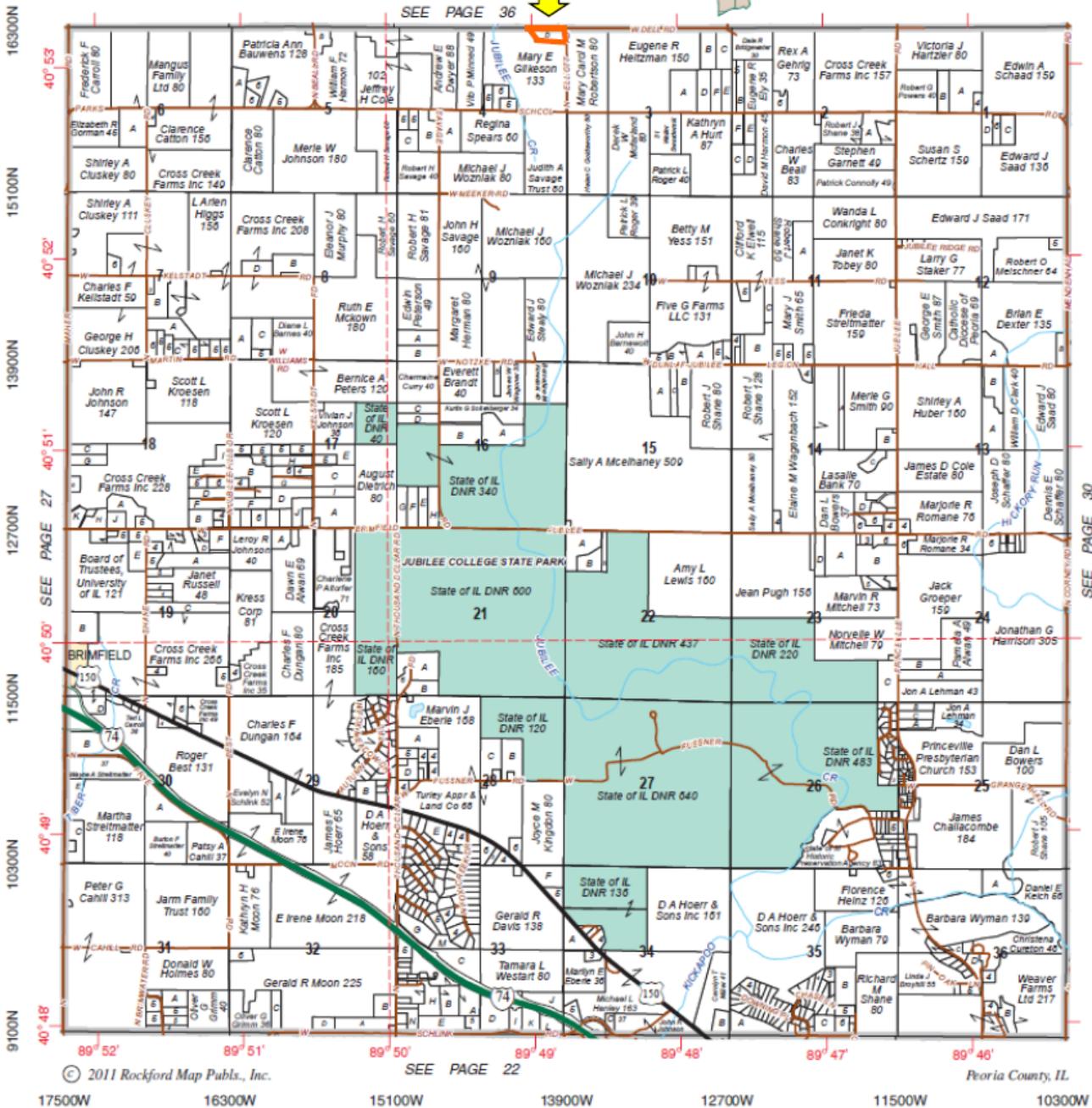
John Leezer, ALC (309) 286-2221
(309) 335-2221 (cell)



W W W . J o h n L e e z e r . c o m

JUBILEE

T.10N.-R.6E.



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Peoria County, IL

17500W 16300W 15100W 13900W 12700W 11500W 10300W

16300N
15100N
13900N
12700N
11500N
10300N
9100N

40° 53'
40° 52'
40° 51'
40° 50'
40° 49'
40° 48'

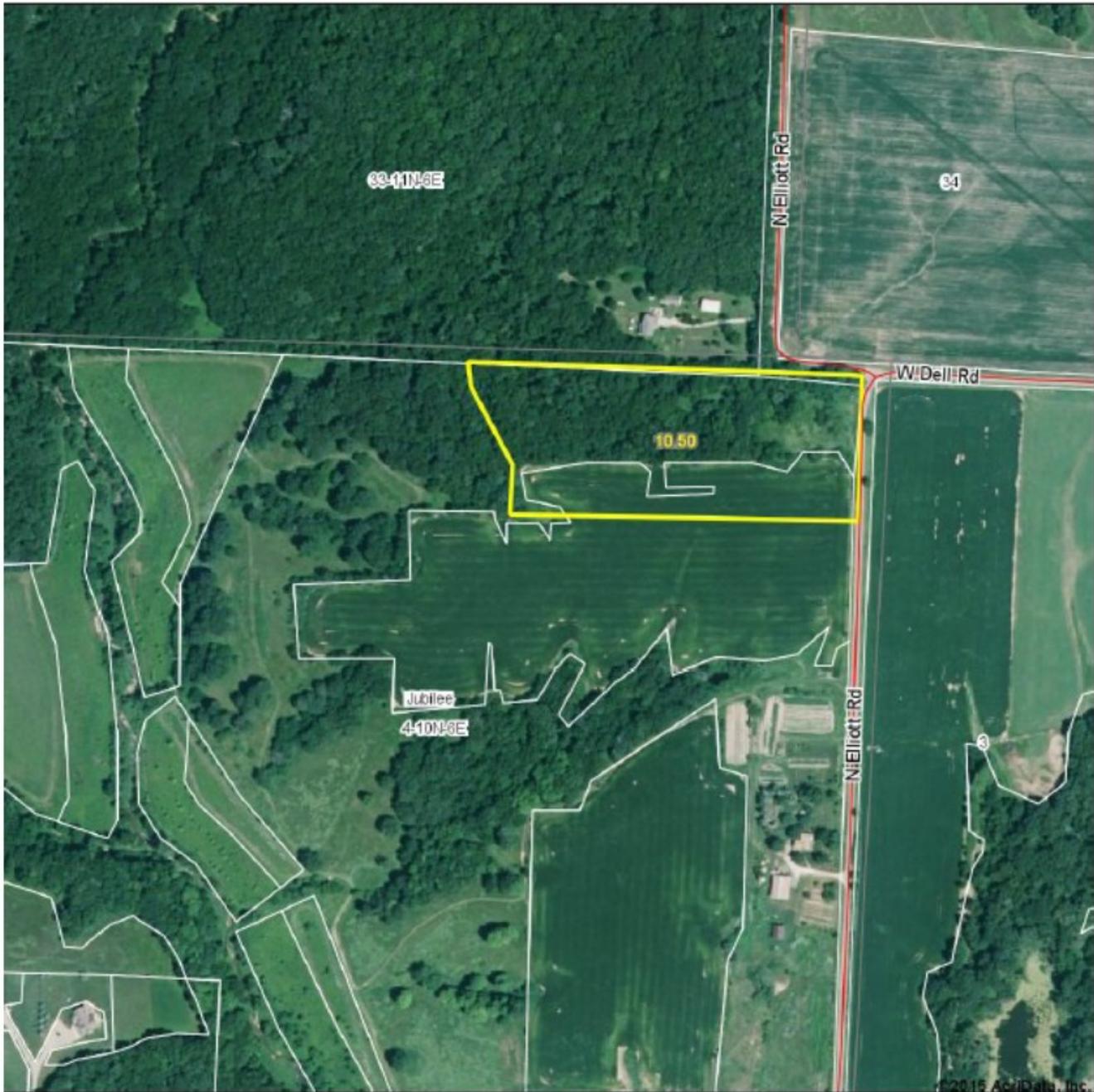
80° 52'
80° 51'
80° 50'
80° 49'
80° 48'
80° 47'
80° 46'

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Approximate Boundaries

Aerial Map



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map center: 40° 53' 6.51, 89° 48' 57.17



Maps Provided By:

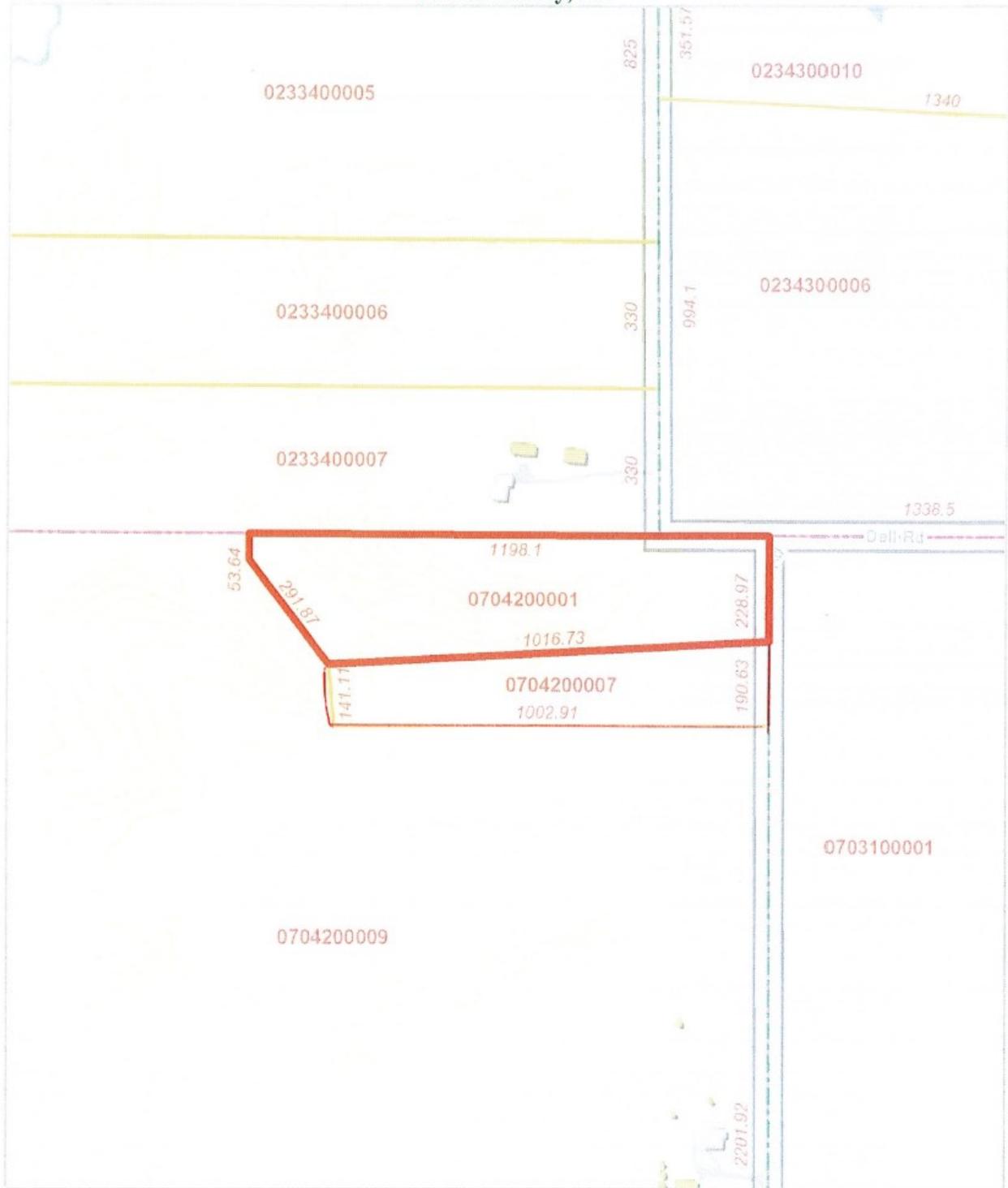
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4-10N-6E
Peoria County
Illinois



12/18/2015

Peoria County, IL

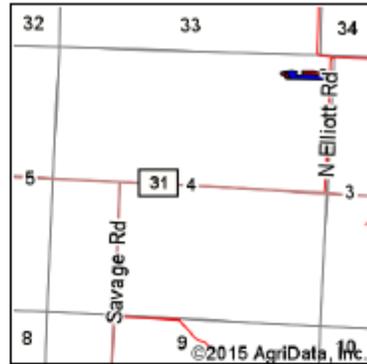
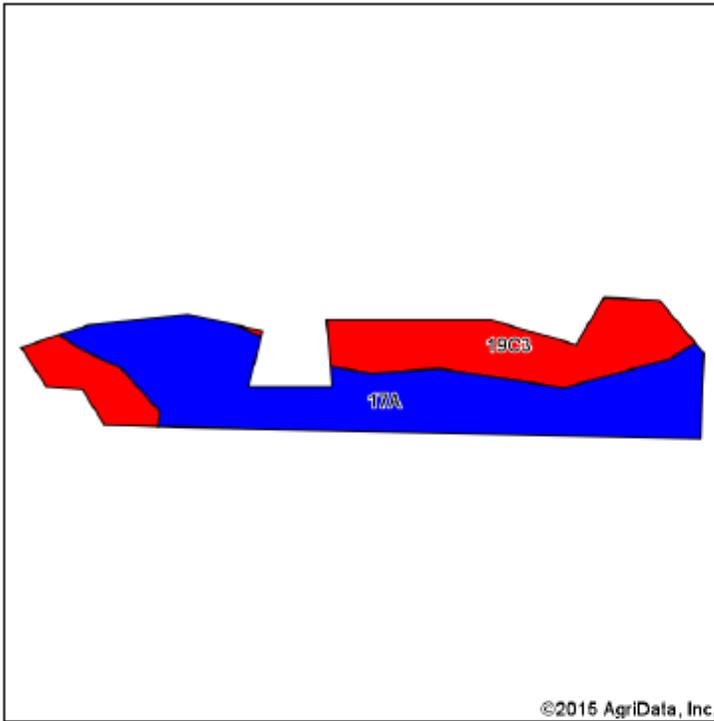


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Map Scale
1 inch = 333 feet
 12/18/2015



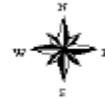
Soil Map



State: Illinois
 County: Peoria
 Location: 4-10N-6E
 Township: Jubilee
 Acres: 2.84
 Date: 12/18/2015

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Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 10							
Code	Soil Description	Acres	Percent of field	Ill. 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	1.76	62.0%		161	51	119
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	1.08	38.0%		**130	**42	**95
Weighted Average					149.2	47.6	109.9

Area Symbol: IL143, Soil Area Version: 10

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:

<https://www.ideals.illinois.edu/handle/2142/1027/>

** 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...

The undersigned _____ ("Licensee"), may undertake a dual representation (represent both the seller or landlord and the buyer or tenant) for the sale or lease of property...

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.

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.

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: _____