



MLS #: 1129753	St: Active	Cat: Lots/Acres/Farms	LP: \$382,000
Area: Peoria, Area 2			
Addr: 10500 Township Rd 1200N			
City: TOULON	IL	Zip Code: 61583	
Subd: TOULON TWP		Cnty: Stark	
Lot Size: 58.66 ACRES	Total Acres:		
Ann Taxes: 355.00 / 2010	# of Lots:		
Exemptions:			
Elem School:	Zoning: Agricultural		
Middle School:			
High School: Stark County			
Parcel ID: 04-02-300-004			
Legal: PT E 1/2 NW 1/4 SEC 2 13 N6E			
Agent Owned: No	Agent Related to Seller: No		

Virtual Tour

Directions: 2 1/2 MILES N OF TOULON ON RT 91, E ON 1100N 4 1/2 MILES N ON 1100E

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance: No
Tillable Acres: 57.300	Corn Suitability Rating/PI: 151	CRP: No
Pasture Acres: 0.000		

ADDL TAX ID # 04-02-100-002. 58.66 ACRES M/L WITH 57.3 FSA TILLABLE. GOOD PRODUCTIVE FARM AND GREAT INVESTMENT. ACRES SHOWN ARE BASED ON TAX ASSESSOR RECORDS. SEE ASSOCIATED DOCS FOR SOIL MAPS AND AERIAL PHOTOS. THIS FARM IS LEASED FOR 2011. ASKING PRICE IS \$6500/ACRE THIS FARM IS KNOWN AS "DRISCOLL" FARM.

SEE AGENT FOR DETAILS.

Lot Description: Other Lot Description	
Land/Topography: Tillable/Mostly	
Road/Access: Gravel	
Miscellaneous:	
Utilities Available: Electricity/Lot Line	
Water/Sewer: No Sewer, No Water	
Bldg Improvements: None	
Association Fee Incl:	
Financing: Cash, Conventional	Possession: Tenant Rights, Other Possession
Showing: Other Shwing Instructions	

Owner:	Phone:	Also Ref MLS#:
LO: Jim Maloof/REALTOR	Main Line: (309) 286-2221	Fax: Fax: (309) 286-6201
LA: John A Leezer	Cell: (309) 335-2221	Oth:
LA Email: john@leezeragency.com		Cell:
CLA:		Cell: LD: 8/30/2011
OLA:		Cell: XD: 11/1/2011
Compensation: 1.00	Dual/Var: No	List Type: Exclusive Right to Sell

CLOP: \$382,000	Selling Agent:	Co-List Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-List Agent:	Cumulative DOM: 8
Sell. Conc. \$:	Sell. Conc. Desc.:	CLDOM: 8