



MLS #: 1129754	St: Active	Cat: Lots/Acres/Farms	LP: \$488,000
Area: Peoria, Area 2			
Addr: 9301 Township Rd 1350N			
City: TOULON	IL	Zip Code: 61483	
Subd: ELMIRA TWP		Cnty: Stark	
Lot Size: 80 ACRES		Total Acres: 80.000	
Ann Taxes: 683.80 / 2010		# of Lots:	
Exemptions:			
Elem School:		Zoning: Agricultural	
Middle School:			
High School: Stark County			
Parcel ID: 01-26-100-002			
Legal: E 1/2 NW 1/4 SEC 26 14 N 6E			
Agent Owned: No		Agent Related to Seller: No	

Virtual Tour

Directions: e of elmira on il rt 93 1 1/2 miles, s on co hwy 23 1 1/2 miles e on 1350n

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance: No
Tillable Acres: 74.120	Corn Suitability Rating/PI: 158	CRP: No
Pasture Acres: 0.000		

ADDITIONAL LAND ALSO AVAILABLE. 80 ACRES WITH 74.12 FSA TILLABLE TOTAL ACRES ARE BASED ON TAX ASSOSOR INFORMATIN. SEE ASSOC DOCS FOR SOILS AND MAPS. THIS FARM IS KNOWN AS "ZIMMERMAN" FARM. ASKING PRICE IS \$6100/ACRE

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: At Closing, Tenant Rights
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: 5/25/2011
OLA:		Cell: XD: 11/1/2011
Compensation: 1.00	Dual/Var: No	List Type: Exclusive Right to Sell

CLOP: \$488,000	Selling Agent:	Co-List Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-List Agent:	Cumulative DOM: 105
Sell. Conc. \$:	Sell. Conc. Desc.:	CLDOM: 105