



<b>MLS #:</b> 1127117	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$520,000
<b>Area:</b> Peoria, Area 2			
<b>Addr:</b> 11100 TOWNSHIP		Road	
<b>City:</b> Bradford	IL	<b>Zip Code:</b> 61421	
<b>Subd:</b> Elmira Township		<b>Cnty:</b> Stark	
<b>Lot Size:</b> 80 Acres		<b>Total Acres:</b> 80.000	
<b>Ann Taxes:</b> 866.84 / 2010		<b># of Lots:</b>	
<b>Exemptions:</b>			
<b>Elem School:</b>		<b>Zoning:</b> Agricultural	
<b>Middle School:</b>			
<b>High School:</b> Out Of Area			
<b>Parcel ID:</b> 01-25-300-001			
<b>Legal:</b> N1/2, SW 1/4 Sec 25 14N6E			
<b>Agent Owned:</b> No		<b>Agent Related to Seller:</b> No	

#### Virtual Tour

**Directions:** E from Elmira, IL on IL Rt 93 3 mi S on 1100E 1 mile

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> No
<b>Tillable Acres:</b>	<b>Corn Suitability Rating/PI:</b>	<b>CRP:</b>
<b>Pasture Acres:</b>		
80 Acres M/L with 75.47 tillable. Total acres taken from tax assessors records. Tillable acres are from FSA maps. See associated docs for soil map. This farm is leased for 2011. See agent for terms. Asking \$6500/acre. Also see MLS 1127120, 1127122, 1127116. Formally known as 'Loudenburg Farm'.		
<b>Lot Description:</b>	Level	
<b>Land/Topography:</b>	Tillable/Mostly	
<b>Road/Access:</b>	Gravel	
<b>Miscellaneous:</b>		
<b>Utilities Available:</b>	Electricity/Lot Line	
<b>Water/Sewer:</b>	No Sewer, No Water	
<b>Bldg Improvements:</b>	None	
<b>Association Fee Incl:</b>		
<b>Financing:</b>	Cash, Conventional	<b>Possession:</b> At Closing, Tenant Rights
<b>Showing:</b>	Other Shwing Instructions	
<b>Owner:</b>	<b>Phone:</b>	<b>Also Ref MLS#:</b>
<b>LO:</b> <a href="#">Jim Maloof/REALTOR</a>	Main Line: (309) 286-2221	<b>Fax:</b> Fax: (309) 286-6201
<b>LA:</b> <a href="#">John A Leezer</a>	Cell: (309) 335-2221	<b>Oth:</b> (309) 335-2221
<b>LA Email:</b> <a href="mailto:john@leezeragency.com">john@leezeragency.com</a>		<b>Cell:</b> (309) 335-2221
<b>CLA:</b>		<b>Cell:</b> <b>LD:</b> 5/25/2011
<b>OLA:</b>		<b>Cell:</b> <b>XD:</b> 10/1/2011
<b>Compensation:</b> 1.00	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell
<b>CLOP:</b> \$520,000	<b>Selling Agent:</b>	<b>Co-List Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-List Agent:</b>	<b>Cumulative DOM:</b> 76
<b>Sell. Conc. \$:</b>	<b>Sell. Conc. Desc.:</b>	<b>CLDOM:</b> 76