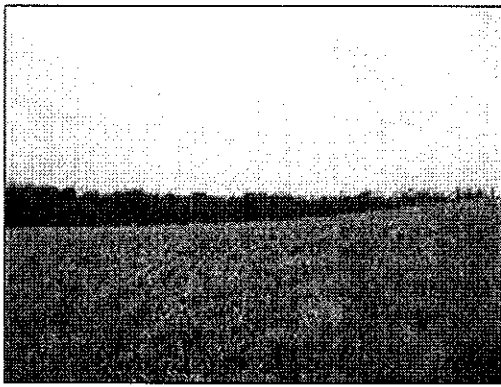




MLS #:	1096102	St:	Active	Cat:	Lots/Acres/Farms	LP:	\$200,000
Area:	Peoria, Area 2						
Addr:	0 RR 1						
City:	Toulon			IL	Zip Code:	61483	
Subd:	Essex TWP				Cnty:	Stark	
Lot Size:	39.61 acres			Total Acres:	39.610		
Ann Taxes:	93.42	/	08/09	# of Lots:			
Exemptions:							
Elem School:				Zoning:	Agricultural		
Middle School:							
High School:	Stark County						
Parcel ID:	07-18-100-005						
Legal:	SE 1/4 of the NW 1/4 Sec 18						

Virtual Tour

Directions: S from Stark County High School in Toulon 4.5 miles on right (W)

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance:
Tillable Acres:	Corn Suitability Rating/PI:	No
Pasture Acres:	CRP:	
Great Building site or place for cattle or horses. Located on a good blacktop road south of Toulon. 39.61 acres all pasture/timber. Small streams on the property. Excellent hunting and great for any outdoorsman. Taxes are estimated.		
Lot Description:	Level, Ravine, Wooded	
Land/Topography:	Pasture/Mostly, Timber/Some	
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
Showing:	Appointment Required	
CLOP:	\$200,000	How Sold:
Sold Price:		Cumulative DOM: 441
Closing Date:		CLDOM: 441
	Sell. Conc. \$:	Sell. Conc. Desc.:

[illegible]

SECTION 1A, TISH, AGE
OF THE 4TH P.M. STAGE
COURT, LINDSEY

Aerial Map

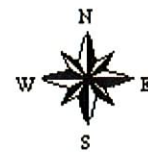


map center: 41° 1' 33.11, 89° 51' 37.19
scale: 1:10298

Map provided by:

CUSTOMIZED ONLINE MAPPING
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18-12N-6E
Stark County
Illinois

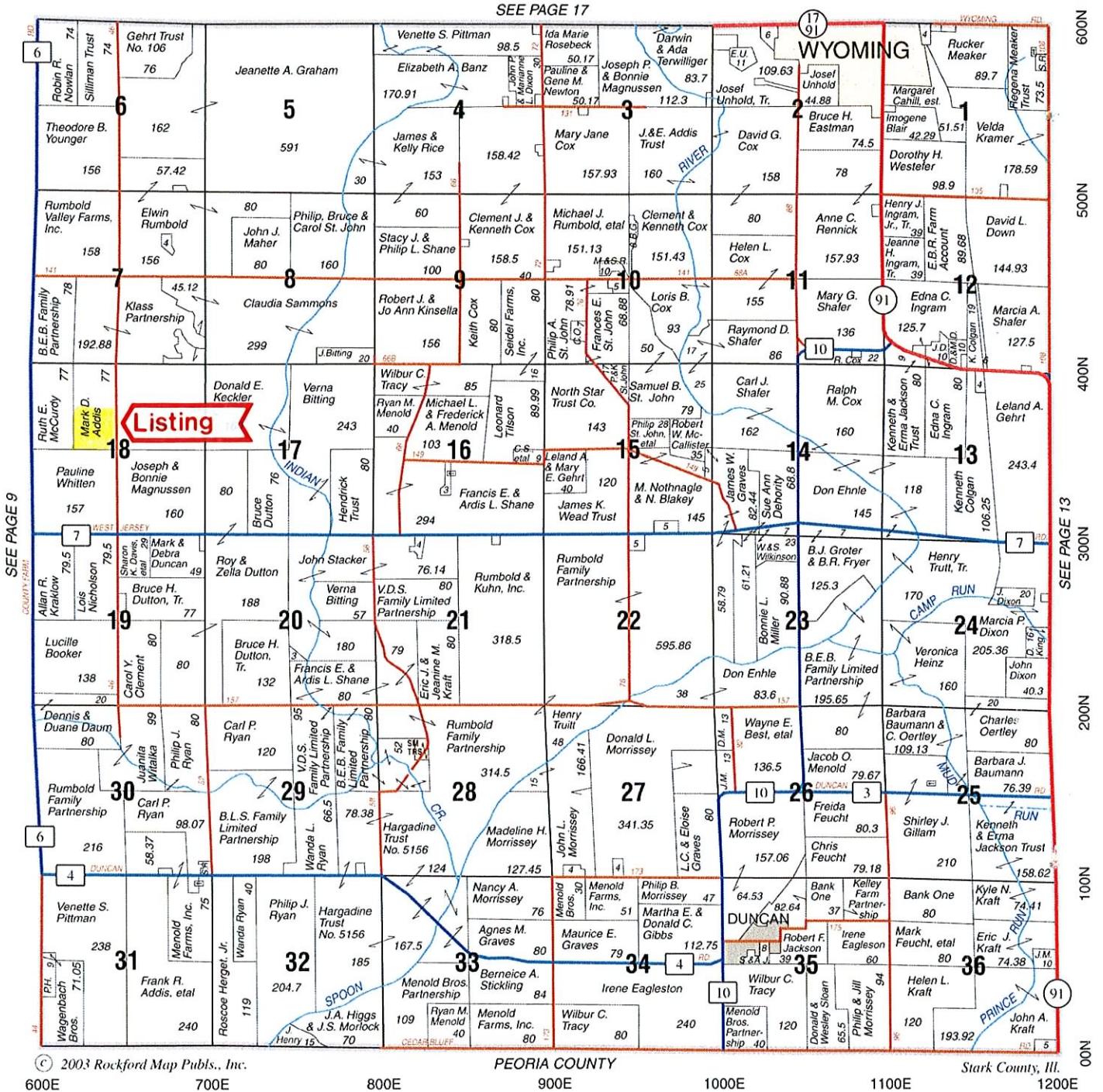


3/19/2008

Field borders provided by Farm Service Agency. Aerial photography provided by Aerial Photography Field Office.
PLSS provided by Illinois State Geological Survey.

ESSEX

T.12N.-R.6E.



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PEORIA AREA ASSOCIATION OF REALTORS®
MULTIPLE LISTING SERVICE

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 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 the seller or landlord will take other than the listing price without permission of the seller or landlord.
3. The price the buyer or tenant is willing to pay without permission of the buyer or tenant.
4. A recommended or suggested price the buyer or tenant should offer.
5. A recommended or suggested price 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 _____

Date: _____

CLIENT _____

Date: _____

LICENSEE _____

Date: _____

DOCUMENT PRESENTED:

Date: _____

Clients Initials Only: _____