

# Malott Timber in 2 Parcels

## Dogtown Lane, Elmwood, IL

Located in N 1/2 SE 1/4 Section 15, 9N-5E, Elmwood Township, Peoria County, IL

MLS 1202936	Price: \$222,015
46.74 Acres	Tillable: 5 Acres    Wooded: 41
Survey has been ordered.	
PIN 11-15-400-010	Taxes: \$ 95.64/2017

Comments: The 5 acres tillable is rented on a 50/50 crop share. Landlord's share of the crop is negotiable depending on timing of the sale. Great place for hunting, home site or all types of recreational use. A small stream runs through the property.



MLS 1202933	Price: \$179,605
42.43 Acres	Tillable: 14.4 Acres    Wooded: 27.86
See attached survey.	
PIN 11-15-400-011	Taxes: \$ 128.06/2017

Comments: 27.86 acres is mostly timber with some pasture. The tillable is rented on a 50/50 crop share. Landlord's share of the crop is negotiable depending on timing of the sale. There is an old well with a hand pump, condition unknown. Great place for hunting, home site or all types of recreational use. A small stream runs through the property.

John Leezer, ALC (309) 286-2221  
 (309) 335-2221 (cell)  
 john@leezeragency.com

Ed Ketchum, Broker (309) 224-9540  
 eketchum@maloofrealty.com

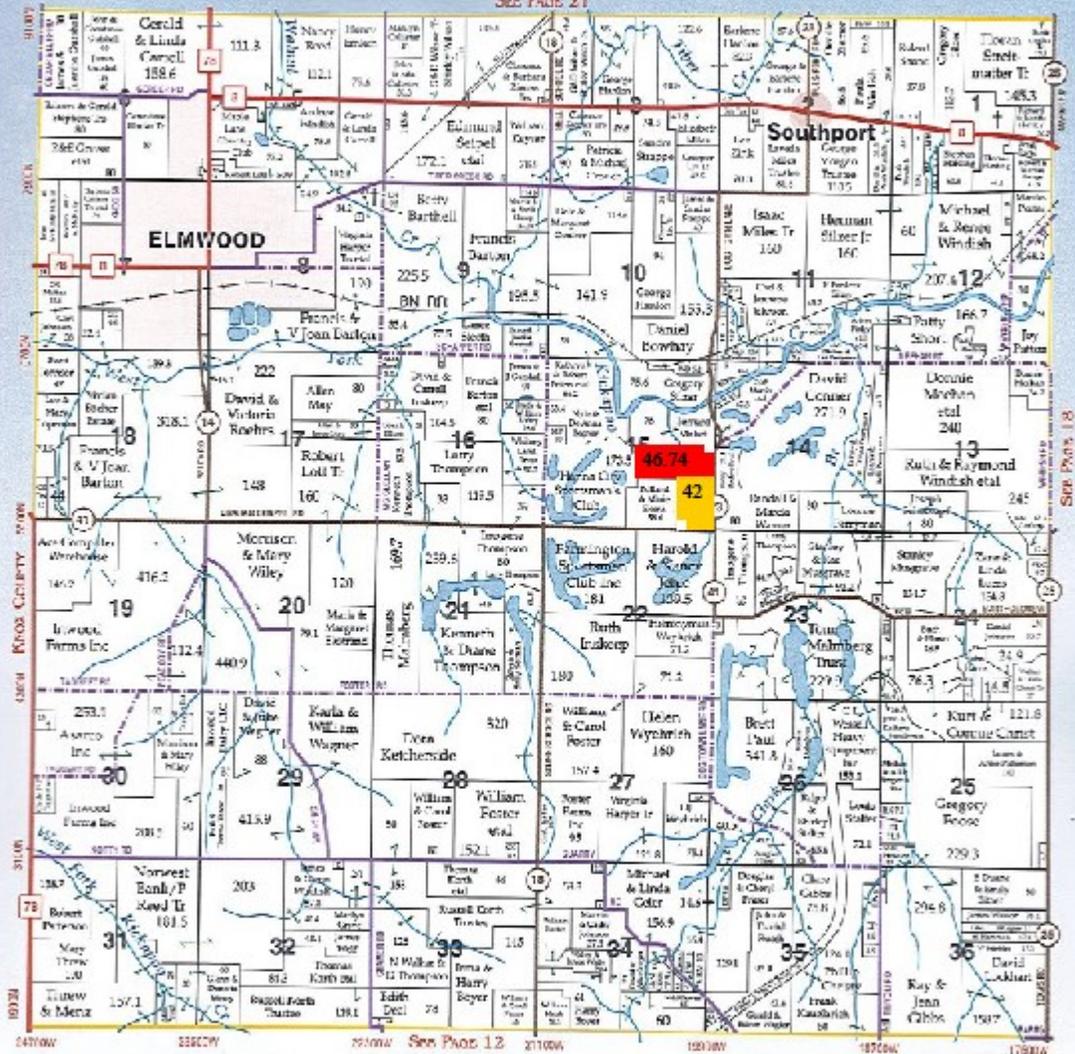


Sponsoring Broker Jim Maloof / Realtor®

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



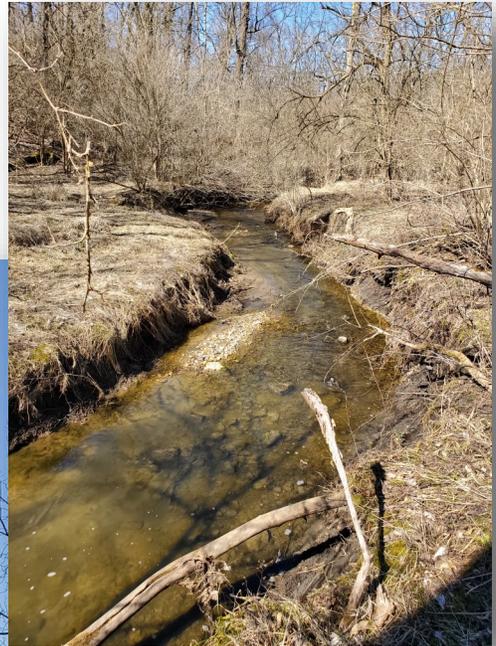
See Page 21



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See Page 12

# 46 Acres



# 46 Acres

## Aerial Map



**John Leezer, ALC**

(309) 286-2221

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Maps Provided By:

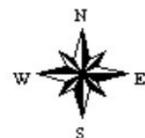


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map center: 40° 45' 44.7, -89° 55' 6.31

0ft 869ft 1739ft

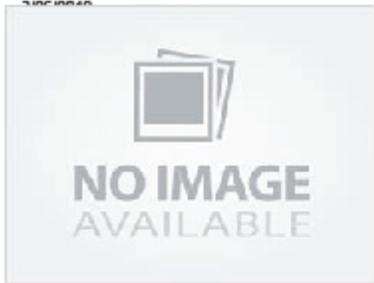
**15-9N-5E**  
**Peoria County**  
**Illinois**



3/27/2019

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# 46 Acres



[Schedules a Showing](#)

Unbranded V Tour

Branded V Tour

Directions: Rt 78 S of Elmwood turn E on Graham Chapel, go 4 mi turn N on Dogtown Ln

MLS #: 1202936	Spreadsheet Page	Cat: Lots/Acres/Farms	LP: \$222,015
County: Peoria		Subd: Rural	
Addr: 0 DOGTOWN		LN	
City: Elmwood		IL	Zip Code: 61529
Legal: Pt N 1/2 SE 1/4 Sec 15			
Apprx Lot Size: See Plat		Total Acres: 46.740	
Ann Taxes: \$95.64 /		# of Lots:	
Tax Exemptions: None			
Elem School:		Zoning: Agricultural	
Middle School:		Township 9N	
High School: Elmwood		Type of Other Bldg	
Parcel ID: 11-15-400-010		Add'l Parcel ID's	
Agent Owned: No	Agent Related to Seller: No	Managing Broker: Yes	

Ann Assoc Fee \$:	Corn suitability Rating/PI:	CRP:			
Tillable Acres: 5.000	Pasture Acres:	Apx # Wooded Acres: 41.00	Water Frontage Linear Feet		
Repossessed (Y/N)	Short Sale Y/N N	Flood Plain Unknown	Seller Operating Recording Device		
Mand Assoc Mthly Fee	Mthly Assoc Fee \$	Mand Assoc Ann Fee			
Tenant/Operator Name Tenant			Range 5E		
Section 15	FSA Farm #		FSA Cropbase		
Principle Meridian # 4					
Cropshare Lease Yes	Seller Quiet Tnt Frm Rt/No		Soil Type		
Production Index	Mineral Rights		Soil Index		
# Yield Per Acre-Corn	# Yield Per Acre-Soybeans	# Yield Per Acre-Oats			
# Yield Per Acre-Wheat	# Yield Per Acre-Milo	# Yield Per Acre-Other			
Year Built	Year Built Source	# Bedrooms	# F Baths	# 3/4 Baths	# 1/2 Bths
# Stories	Approx Ttl Fin SqFt	Approx AG SqFt	Approx Bsmt SqFt	Approx Fin Bsmt SqFt	

46.74 Acres ML (to be surveyed) Approx 5 acres tillable, and 41 timber. The tillable is rented on a 50/50 crop share. Landlord's share of the crop is responsible depending on timing of sale. Additional 42 acres also available see MLS 1202933. Great place for hunting, home site or all types of recreational use. A small stream runs through the property.  
Agent Remarks:

Lot Description:	Wooded, Agricultural, Creek, Pasture/Partial, Timber/Partial
Road/Access:	Paved
Miscellaneous:	
Utilities Avail:	Electricity/Lot Line
Water/Sewer:	No Sewer, No Water
Amenities:	None
Assn Fee Incl:	
Financing:	Cash, Conventional
Info on File:	Aerial View, Plat in Office, Soil Type
Show Instr:	Appointment Required
Ownership:	At Closing, Tenant Rights

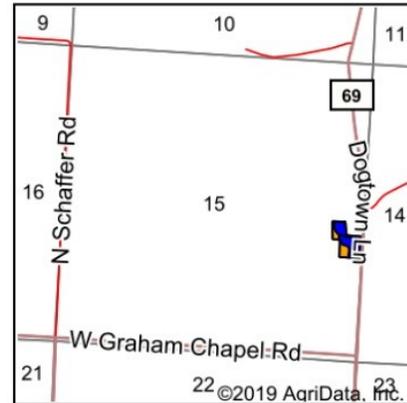
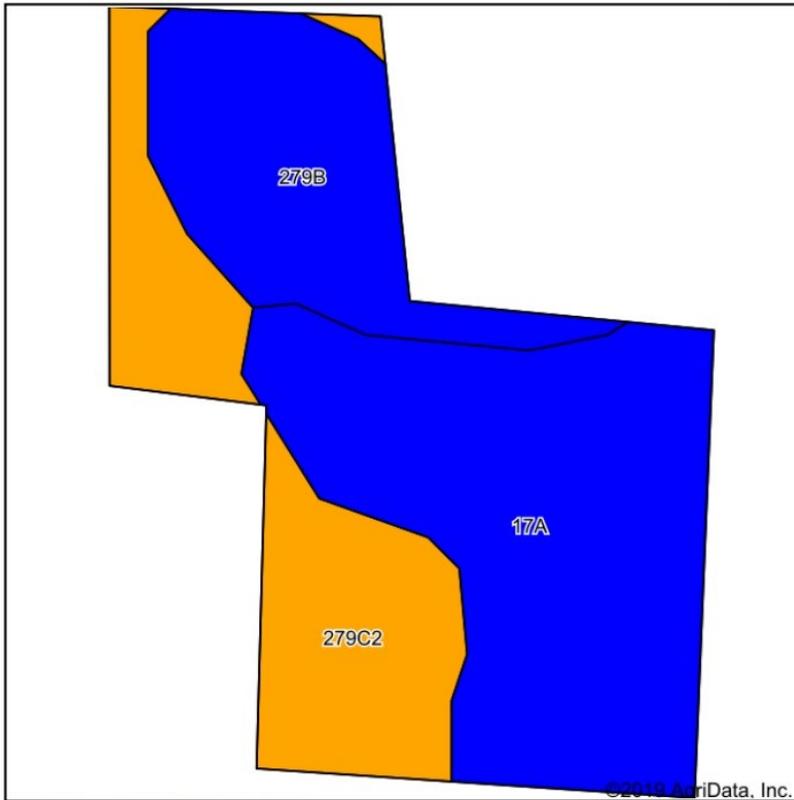
Owner:	Phone:	Also Ref: MLS #:	
Owner 2	Phone 2		Fax: Fax: 309-286-6201
LO: Jim Maloot/REALTOR - Main Line: 309-286-2221		Off License # 477011919	
LA: John A Leezer - Cell: 309-335-2221		Agt License # 471003305	Cell: 309.335.2221
LA Email: john@leezeragency.com		Cell: 309.224.9540	LD: 3/26/2019
CLA: Edward L Ketcham - Cell: 309-224-9540		Cell:	XD: 10/1/2019
OLA:		Oth Agt Off Ph	
Co-Op Comp 3.00	Dual/Var: No	Listing Type	Exclusive Right to Sell

CLOP: \$222,015	Selling Agent:	Co-List Omcs:	
Sold Price:	Selling Office:	How Sold:	Cumt DOM: 0
Closing Date:	Co-List Agent:	Type of Sale	CLDOM: 0
Conc. \$:	Sell. Conc. Info	Lender/Mortgage Co	

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# 46 Acres

## Soils Map



State: **Illinois**  
 County: **Peoria**  
 Location: **15-9N-5E**  
 Township: **Elmwood**  
 Acres: **5**  
 Date: **3/27/2019**

**John Leezer, ALC**  
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 CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IL143, Soil Area Version: 13

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	2.41	48.2%		161	51	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	1.40	28.0%		**153	**47	**112
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.19	23.8%		**162	**50	**119
<b>Weighted Average</b>					<b>159</b>	<b>49.6</b>	<b>117</b>

**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: <http://soilproductivity.nres.illinois.edu/>

\*\* 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

42.43 Acres



# 42.43 Acres



[Schedule a Showing](#)

Unbranded V Tour

Branded V Tour

Directions: At Intersection of Graham Chapel Rd & Dogtown Lane approx 2 mi E of Elmwood

MLS #: 1202933	Spreadsheet Page	Cat.:	Lots/Acres/Farms	LP: \$179,605
County: Peoria		Subd: Rural	LN	
Addr: 00 DOGTOWN			IL	Zip Code: 61529
City: Elmwood				
Legal: Pt SE 1/4 Sec 15				
Apprx Lot Size: See Plat		Total Acres: 42.430		
Ann Taxes: \$128.06 /		# of Lots:		
Tax Exemptions: None		Zoning: Agricultural		
Elem School:		Township 9N		
Middle School:		Type of Other Bldg		
High School: Elmwood		Add'l Parcel ID's		
Parcel ID: 11-15-400-011				
Agent Owned: No	Agent Related to Seller: No	Managing Broker: Yes		

Ann Assoc Fee \$:	14.400	Corn Suitability Rating/Pt: 115	CRP:
Tillable Acres:	14.400	Pasture Acres:	Apx # Wooded Acres: 27.00
Water Frontage Linear Feet		Flood Plain: Unknown	Seller Operating Recording Device
Repossessioned (Y/N)		Short Sale Y/N: N	Mand Assoc Ann Fee
Mand Assoc Mthly Fee		Mthly Assoc Fee \$	
Tenant/Operator Name	Tenant	FSA Farm #	Range: 5E
Section	15		FSA Cropbase
Principle Meridian #	4	Seller Quiet Tnt Frm Rtl No	Soil Type
Cropshare Lease	Yes	Mineral Rights: Yes	Soil Index
Production Index		# Yield Per Acre-Corn	# Yield Per Acre-Soybeans
# Yield Per Acre-Corn		# Yield Per Acre-Wheat	# Yield Per Acre-Milo
# Yield Per Acre-Wheat		# Bedrooms	# F Baths
Year Built	Year Built Source	# 3/4 Baths	# 1/2 Bths
# Stories	Approx Ttl Fin SqFt	Approx AG SqFt	Approx Bemt SqFt
42.26 surveyed acres with 14.4 tillable. The balance of 27.86 is mostly timber, with some pasture land. The timber is rented on a 50/50 crop share. Landlord share of the rent is negotiable depending on the timing of the sale. There is an old well on the property with a hand pump. The condition is unknown. There is a small stream running through the property. Additional 46.74 acres also available, see MLS#1202936. This is a great property for hunting, home site or livestock.			
Agent Remarks			
Lot Description:	Wooded, Agricultural, Creek, Pasture/Partial, Timber/Partial		
Road/Access:	Paved		
Miscellaneous:			
Utilities Avail:	Electricity/Lot Line		
Water/Sewer:	No Sewer, No Water		
Amenities			
Assn Fee Incl:			
Financing:	Cash, Conventional	Possession:	At Closing, Tenant Rights
Info on File	Aerial View, Plat in Office, Soil Type, Survey		
Show Instr:	Appointment Required		
Owner:	Phone:	Also Refr MLS #:	
Owner 2	Phone 2	Fax:	Fax: 309-286-6201
LO: Jim Maloof/REALTOR - Main Line: 309-286-2221		Off License #	477011919
LA: John A Leezer - Cell: 309-335-2221		Agt License #	471003305
LA Email: john@leezeragency.com		Cell:	309.224.9540
CLA:		Cell:	309.335.2221
OLA:		Cell:	10/1/2019
Co-Op Comp	3.00	Oth Agt Off Ph	
Dual/Var:	No	Listing Type	Exclusive Right to Sell
CLDP:	\$179,605	Selling Agent:	Co-List Office:
Sold Price:		Selling Office:	How Sold:
Closing Date:		Co-List Agent:	Type of Sale
Conc. \$:		Sell. Conc. Info	Lender/Mortgage Co
			Cumil DOM: 0
			CLDOM: 0

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# 42.43 Acres

## Aerial Map



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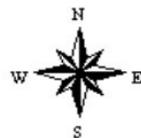


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map center: 40° 45' 45.57, -89° 55' 7.32

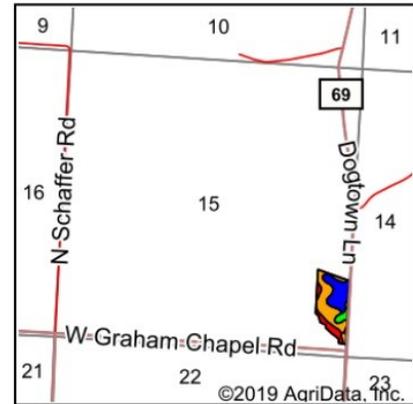
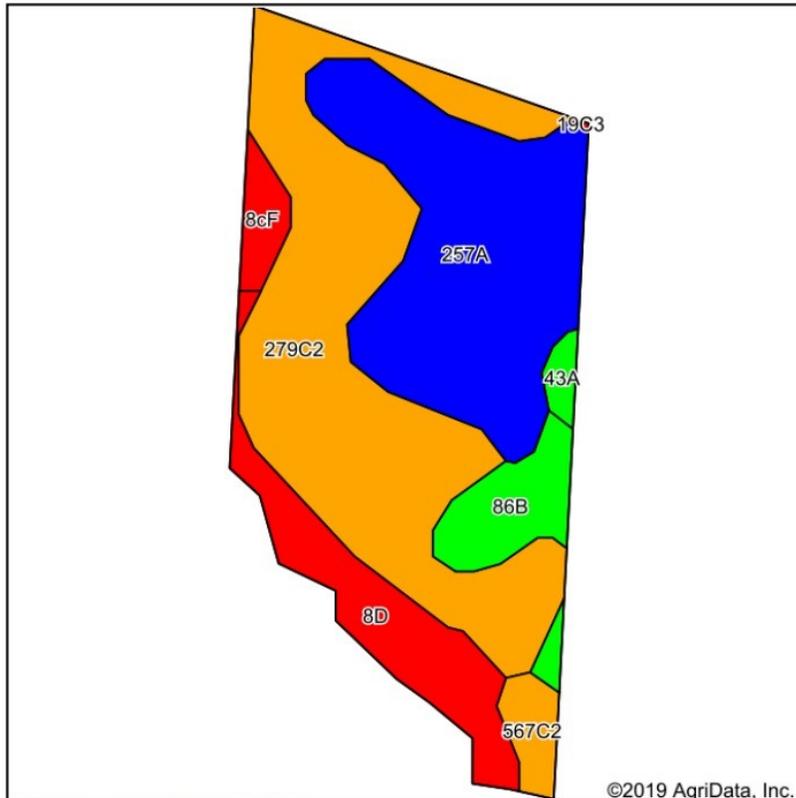


**15-9N-5E**  
**Peoria County**  
**Illinois**



3/27/2019

# 42.43 Acres Soils Map



State: **Illinois**  
 County: **Peoria**  
 Location: **15-9N-5E**  
 Township: **Elmwood**  
 Acres: **14.4**  
 Date: **3/27/2019**

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Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 13

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	6.25	43.4%		**153	**47	**112
257A	Clarksdale silt loam, 0 to 2 percent slopes	4.52	31.4%		174	56	128
**8D	Hickory silt loam, 10 to 18 percent slopes	1.72	11.9%		**113	**38	**86
**86B	Osco silt loam, 2 to 5 percent slopes	0.98	6.8%		**189	**59	**140
**567C2	Elkhart silt loam, 5 to 10 percent slopes, eroded	0.39	2.7%		**159	**50	**116
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.37	2.6%		**86	**29	**65
43A	Ipava silt loam, 0 to 2 percent slopes	0.17	1.2%		191	62	142
<b>Weighted Average</b>					<b>156.2</b>	<b>49.4</b>	<b>115.1</b>

**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: <http://soilproductivity.nres.illinois.edu/>

\*\* 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, 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 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: \_\_\_\_\_