



FOR SALE

16.5 Acres in Henry County, IL

Brief Legal: Part SE 1/4 of the SE 1/4 Section 31, T15N-R5E, Kewanee Township, Henry County, IL

Location: From West Page Street, cross the rail road tracks, turn right (north) onto Red Adams Road, turn left (west) onto West Division.

Size: **Total Acres:** 16.5 **FSA Tillable Acres:** 14.53
(Productivity Index of 126.5)

Real Estate Taxes: Tax ID # 20-31-400-002 2017 Taxes \$351.74

Survey: Seller will provide a survey

Lease: Leased for 2019. The amount of cash rent the buyer will get will depend upon the closing date.

Price: \$115,000

Approximately 16.5 Acres—which is being surveyed. There are 14.53 Acres tillable with approximately 2 Acres of timber. Surety Soil Map indicates PI of 126.5. 2018 corn yield was 220 BU per seller. Farm is leased for 2019.

Broker for Seller
John A Leezer
Maloof Farm & Land
127 W Main, Toulon, IL
61483
(309) 286-2221
john@leezeragency.com
www.johnleezer.com

Disclaimer: The information provided is taken from sources believed to be accurate and reliable. However, no liability is assumed for errors or omissions. There are no warranties, expressed or implied. Buyers are advised to conduct their own inspection.



MLS #:	PA1204099	Spreadsheet Page	Cal:	Lots/Acres/Farms	LP: \$115,000
County:	Henry	Subd:	Rural		
Addr:	25200 600 N		AV		
City:	Kewanee		IL	Zip Code:	61443
Legal:	Pt SE 1/4 of the SE 1/4 Section 25 15N, SE				
Approx Lot size:	See Plat		Total Acres:	16.500	
Ann Taxes:	\$351.74	/	# of Lots:		
Tax Exemptions:	None				
Elem School:			Zoning:	Agricultural	
Middle School:			Township	15N	
High School:	Kewanee		Type of Other Bldg		
Parcel ID:	20-31-400-002		Add'l Parcel ID's		
Agent Owned:	No	Agent Related to Seller:	No	Managing Broker	Yes

Unbranded V Tour

Directions: From W Page St cross RR tracts R (N) onto Red Adam Rd L (W) Division

Ann Assoc Fee \$:		Corn Suitability Rating PI: 1.25		CRP: No	
Tillable Acres: 14.500		Pasture Acres:		Apx # Wooded Acres 2.00	
Repossessed (Y/N) No		Short Sale Y/N N		Flood Plain Unknown	
Mand Assoc Mthly Fee		Mthly Assoc Fee \$		Mand Assoc Ann Fee	
Tenant/Operator Name Tenant				Range SE	
Section 31		FSA Farm #		FSA Cropbase	
Principle Meridian # 4					
Cropland Lease No		Seller Quiet Tnt Frm Rtn No		Soil Type Greenbush, Sylvan	
Production Index 126.5		Mineral Rights Yes		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	
# Stories		Approx Ttl Fin SqFt		Approx AG SqFt	
		Approx AG SqFt		Approx Bemt SqFt	
		Approx AG SqFt		Approx Fin Bemt SqFt	
Approx 15 acres which is being surveyed. 14.53 inside with approx 2 acres of timber. Survey plat map indicates PI of 1.25. 2018 corn yield was 220 bu per acre. Farm is leased for 2019. Buyer may get some of the cash rent depending on the timing of the closing. Address is approx.					
Agent Remarks					
Lot Description: Corner, Agricultural					
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/FSA, Soil Type, Survey					
Show Instr: No Sign on Property, Other Shwing Instructions					
Owner:		Phone:		Also Rpt 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	
LA Email: john@leezeragency.com				Cell: 4/25/2019	
CLA:				Cell: 10/31/2019	
OLA:				Oth Agt Off Ph	
Co-Op Comp 3.00		Dual Var: No		Listing Type Exclusive Right to Sell	
OLP: \$115,000		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	

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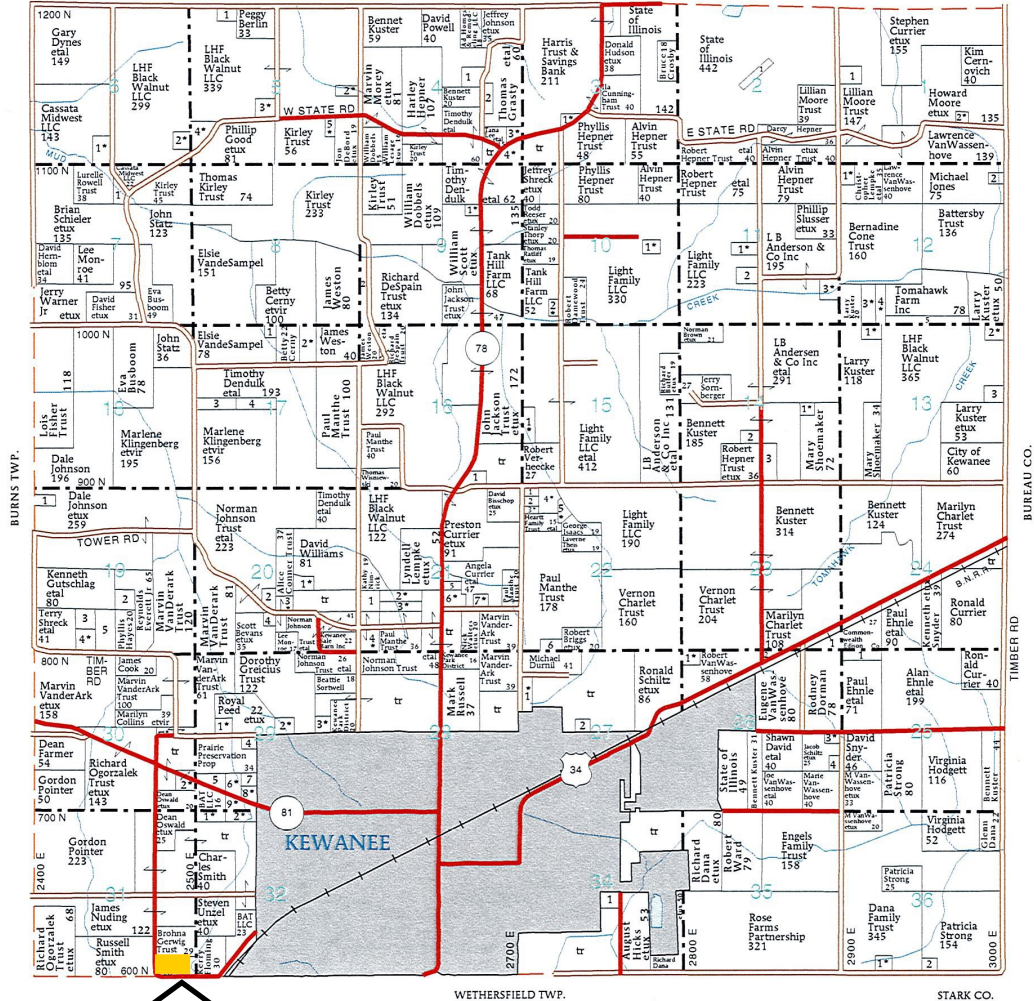
T-15-N

KEWANEE PLAT

(Landowners)

R-5-E

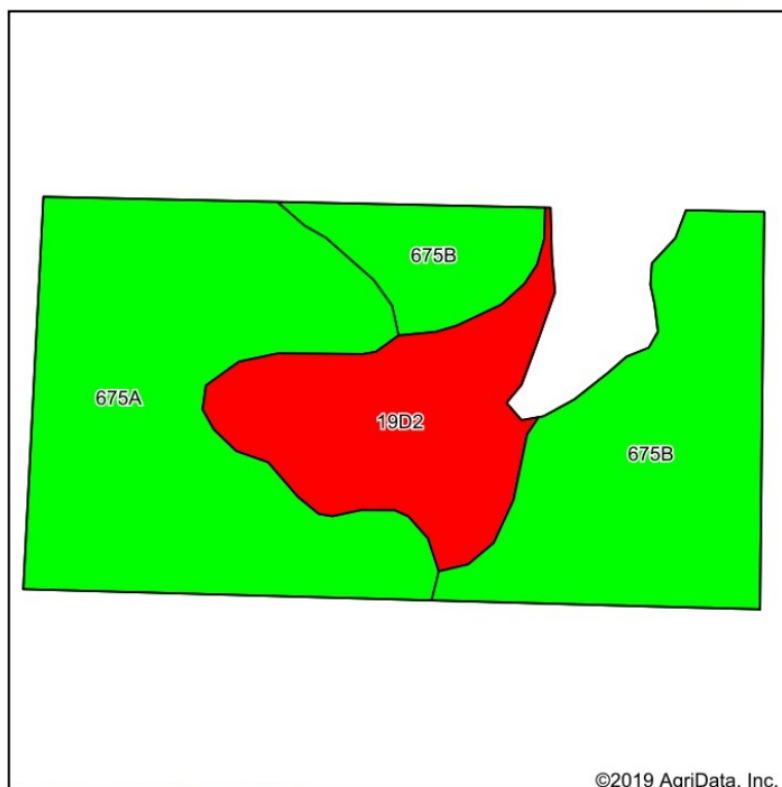
ANNAN TWP.



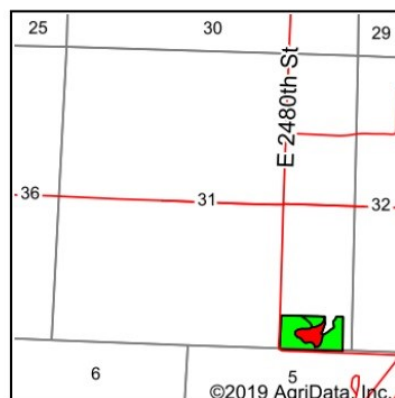
WETHERSFIELD TWP.

STARK CO.

Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Henry**
 Location: **31-15N-5E**
 Township: **Kewanee**
 Acres: **14.53**
 Date: **4/25/2019**

John Leezer, ALC

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Maps Provided By:



Area Symbol: IL073, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
675A	Greenbush silt loam, 0 to 2 percent slopes	6.28	43.2%		184	58	134
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.28	36.3%		**182	**57	**133
**19D2	Sylvan silt loam, 10 to 18 percent slopes, eroded	2.97	20.4%		**134	**44	**99
Weighted Average					173.1	54.8	126.5

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



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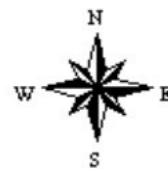
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map center: 41° 14' 12.48, -89° 57' 18.66

0ft 846ft

31-15N-5E
Henry County
Illinois



4/25/2019

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

Tract 2616
Farm 1417
2018 Program Year

CLU	Acres	HEL	Crop
2	14.53	NHFL	
3	7.01	NHFL	
4	24.15	NHFL	MG
5	1.2	NHFL	MG

Page Cropland Total 21.54 acres

2018 Dates: NI-CN-YY-GR NI-SR.COM-GR,
NI-
Kerry Lee

RECEIVED

JUL 5 2018

HENRY CO. FSA, IL

Map Created December 14, 2017

Streetlights

Crabtree

☒ Non-Circulant

Travel Boundary

Welland Determination Identifiers

● Restricted Use

✓ Letter Restrictions

Excerpt from *Conservation*

Compliance = 100%

[illegible]

PEORIA AREA ASSOCIATION OF REALTORS®

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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: _____