

28.6 Acres of Timber / Tillable
South West of Dunlap, IL



MLS: PA1206691

Total Acres: 28.6 acres
Tillable Acres: 10.8 approx. acres
Timber Acres: 17.8 approx. acres
Location: Located on Brimfield Jubilee Rd, Just East of the intersection with Evans Mill Rd.
Brief Legal: Pt SW 1/4 Sec 17 10N 7E Radnor Twp. Peoria County
Real Estate Taxes: Part of Parcel # 08-17-300-014 (to be split from a longer tract)
Estimated taxes after the split approx. \$300.

Other Info:

- Small stream runs through timber
- Has frontage to Brimfield Jubilee road, & access from Evans Mill Road
- Has great building sites
- No 911 address, since there are no buildings
- Tillable land is leased for 2019
- Seller to provide a survey
- No water or sewer on the property

Asking Price: \$243,100



MLS #: PA1206691 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$243,100
Addr: 00 BRIMFIELD JUBILEE **RD** **# of Lots:**
City: Dunlap **IL** **Zip Code:** 61525
County: Peoria **Subd:** Radnor
Type: ACRES **Ann. Tax:** \$1,971.00 **Tax Year:**
Parcel ID: 08-17-300-014 **Add'l Parcel ID's**
Apprx Acres: 28.600 **Wtr Linear Ft:** **Apprx Lot Size:** irregular
Legal: Pt SW 1/4 Section 17 10N 7E Peoria County IL

Stories: **# Bedrooms:** **Year Built:** **Source:**
Full Baths: **# 1/2 Baths:** **Surveillance:**
Apprx Above-Grade SqFt: **Approx Fin Bsmt SqFt:**
Approx Total Fin SqFt: **Approx Bsmt SqFt:**

Unbranded V Tour

Directions: From Dunlap go W on Legion Hall Rd 3 mi Left onto Evan Mill Rd 1 mi to Brim

Apprx # Tillable Acres: 10.800	Apprx # Pasture Acres: 0.000	Apprx # Wooded Acres: 17.80
Section: SW17	Township: 10N	Range: 7E
Principle Meridian #: 4	FSA Farm #:	FSA Cropbase:
Cropshare Lease: No	QuietTenant FarmRights: Yes	Corn Suitability Rating: 112
CRP: No	Soil Type: Rozetta, dodge, Silvan	Production Index: 112.1
Soil Index:	Mineral Rights:	Tenant/Operator Name: Tenant
# Yield/Acre-Corn:	# Yield/Acre-Wheat:	# Yield/Acre-Soybeans:
# Yield/Acre-Milo:	# Yield/Acre-Oats:	# Yield/Acre-Other:
Mo. Assn. Fee: \$	Ann AssnFee: \$	Zoning: Agricultural 100-Yr Flood Plain: Unknownr High School: Dunlap
Repo: No	Short Sale: N	Elem School: Mid School:

Great building site just SW of Dunlap. Includes approx 10 to 11 acres of tillable and the rest is wooded. Tillable is leased for 2019. There is no 911 address since there are no buildings. Taxes shown reflect 73 acres and house and buildings. This Tract will be spit off. Estimated taxes for this part are about \$300.

Info on File: Aerial View/FSA, Legal Description, Soil Type, Survey
Road/Access: Paved
Miscellaneous:
Utilities Avail: Electricity/Lot Line
Lot Description: Wooded, Agricultural, Timber/Partial
Tax Exemptions: None
Water/Sewer: No Sewer, No Water
Amenities: None
Assn Fee Incl:
Financing: Cash, Conventional



John A Leezer

Jim Maloof/REALTOR

Cell: 309-335-2221

john@leezeragency.com



Agent Owned: No	Agent Related to Seller: No	Agent Managing Broker?: Yes
OLP: \$243,100		
Sold Price:	Conc. \$:	How Sold:
Closing Date:	Sell. Conc. Info	DOM: 2 CDOM: 2

This information is deemed reliable, but not guaranteed. Copyright: 2019 RMLS Alliance

ADDITIONAL PICTURES



DISCLAIMER

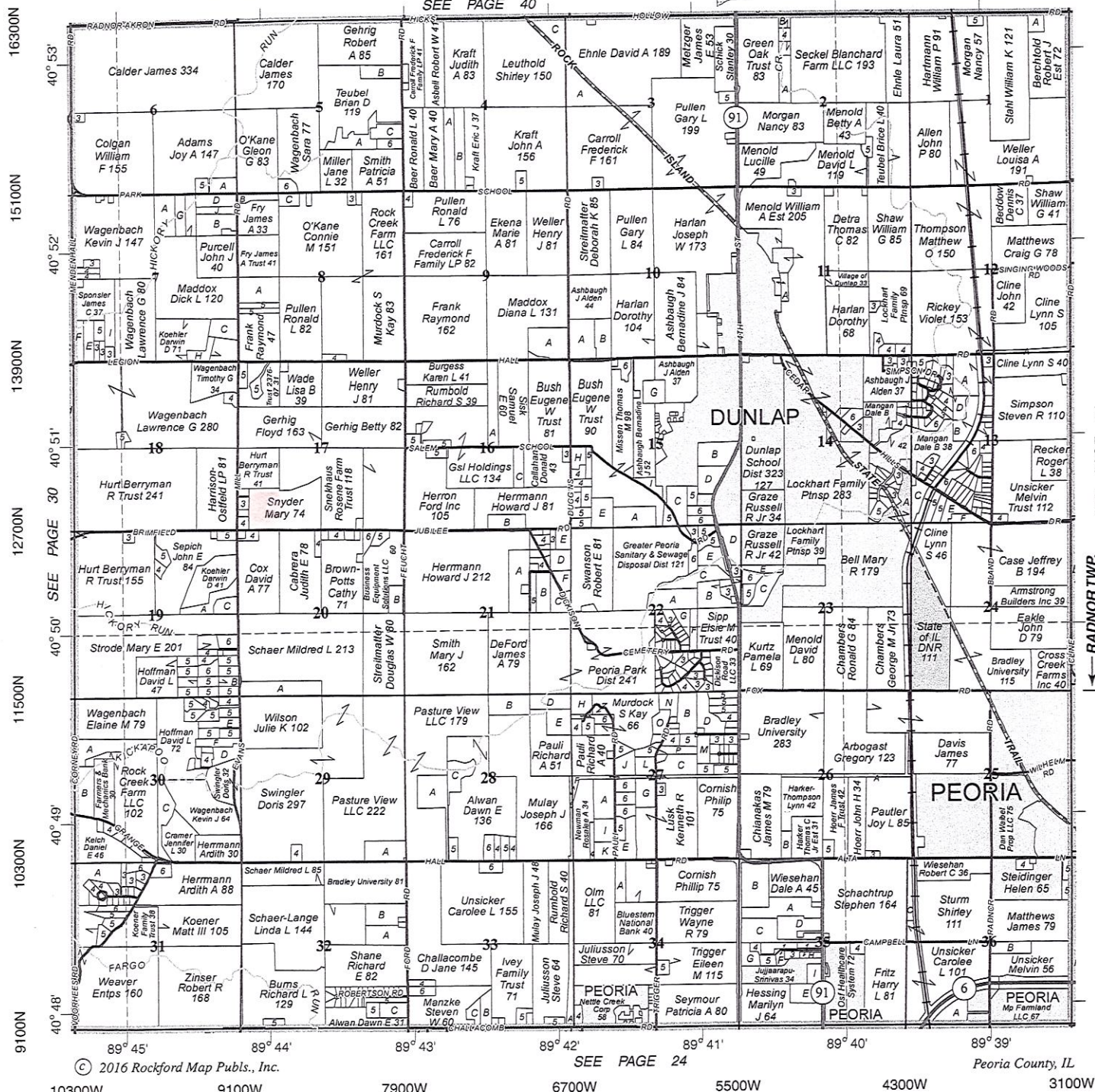
This information is deemed reliable, but not guaranteed. Copyright: 2019 RMLS Alliance

RADNOR NORTHWEST PART PEORIA CITY

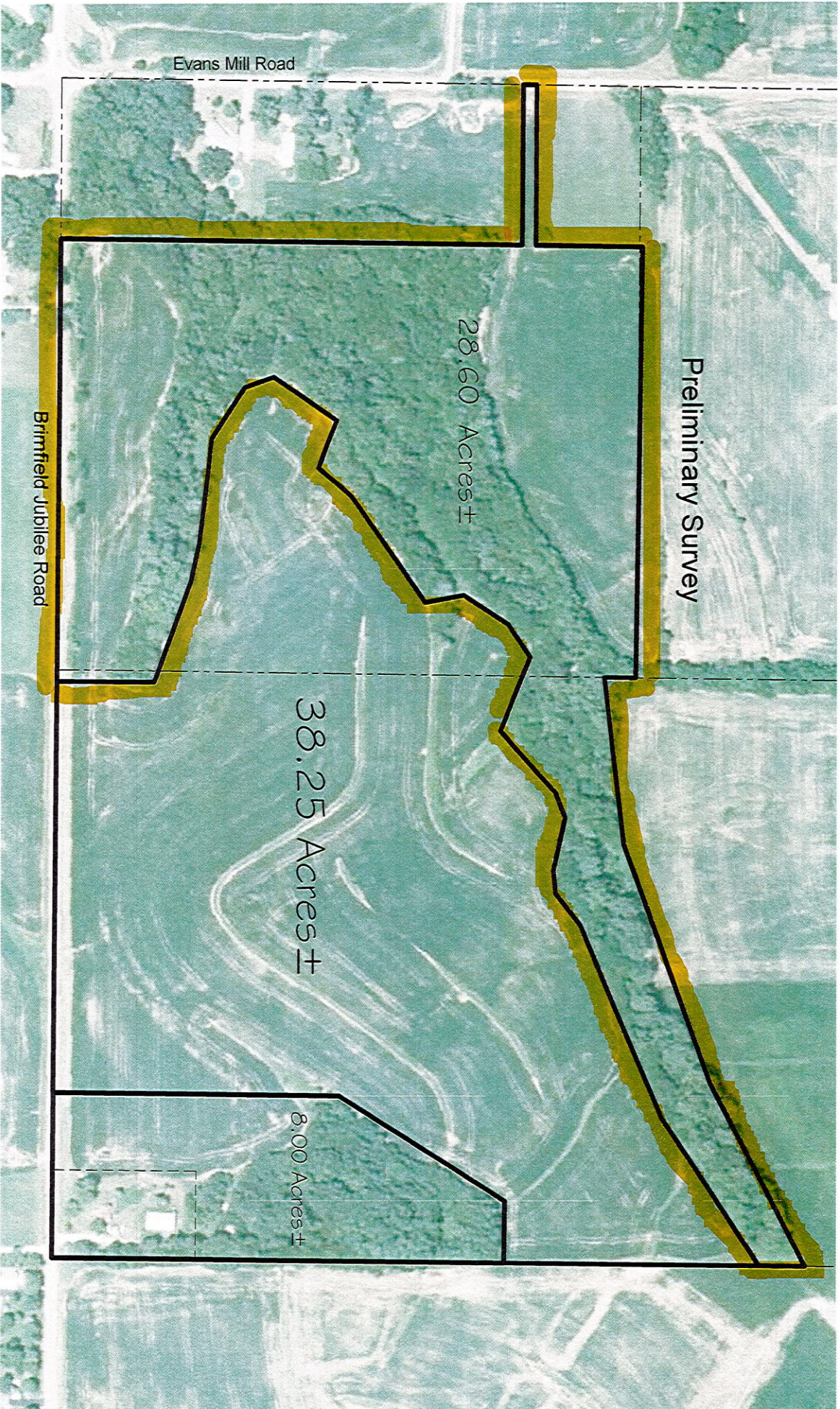
Refer to page 54 for keyed parcels

T.10N.-R.7E.

SEE PAGE 40



SEE PAGE 34
RADNOR TWP.





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, YOU ARE CONSENTING TO DUAL AGENCY REPRESENTATION.

The undersigned John Leezer ("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: _____