



## FOR SALE

### 130 ACRES IN PEORIA COUNTY Approximately 1 mile north of Edelstein, IL

**Location:** One mile north of Edelstein on Rt 40, then east on Streitmatter Rd. Located one mile on north (left).

**Total Acres:** 130 acres M/L in 2 tracts

**Brief Legal:** Part of SE 1/4; Sec 5, 11N 8E  
Hallock Township, Peoria County

**Lease:** Full farming rights for 2022.

**Survey:** Acres shown are approximate and subject to survey.

**CRP:** Pays \$119.11/acre (\$941 total); expires 9/30/2030

	EAST TRACT	WEST TRACT	TOTAL
Total Acres	60	70	130
FSA Tillable	49.2	61.21	110.45
CRP	4.4	3.5	7.9
PI	114.3	118.5	116.5

**Owner:** Karl and Anthony Koehler

**Listing  
Price**

**East Tract:** \$555,000 (\$9,250/acre)  
**West Tract:** \$742,000 (\$10,600/acre)  
**Total:** \$1,297,000 (\$9,977/acre)

**For more info: John A Leezer, Designated Managing Broker;  
JimMaloof/REALTOR®**

(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. The attorney and broker conducting the sale are exclusively representing the seller.

**FOR SALE**



Parcel No.	Acres	2020 Taxes Pd	Per Acre
04-05-400-007	130	\$2,705.50	\$20.81

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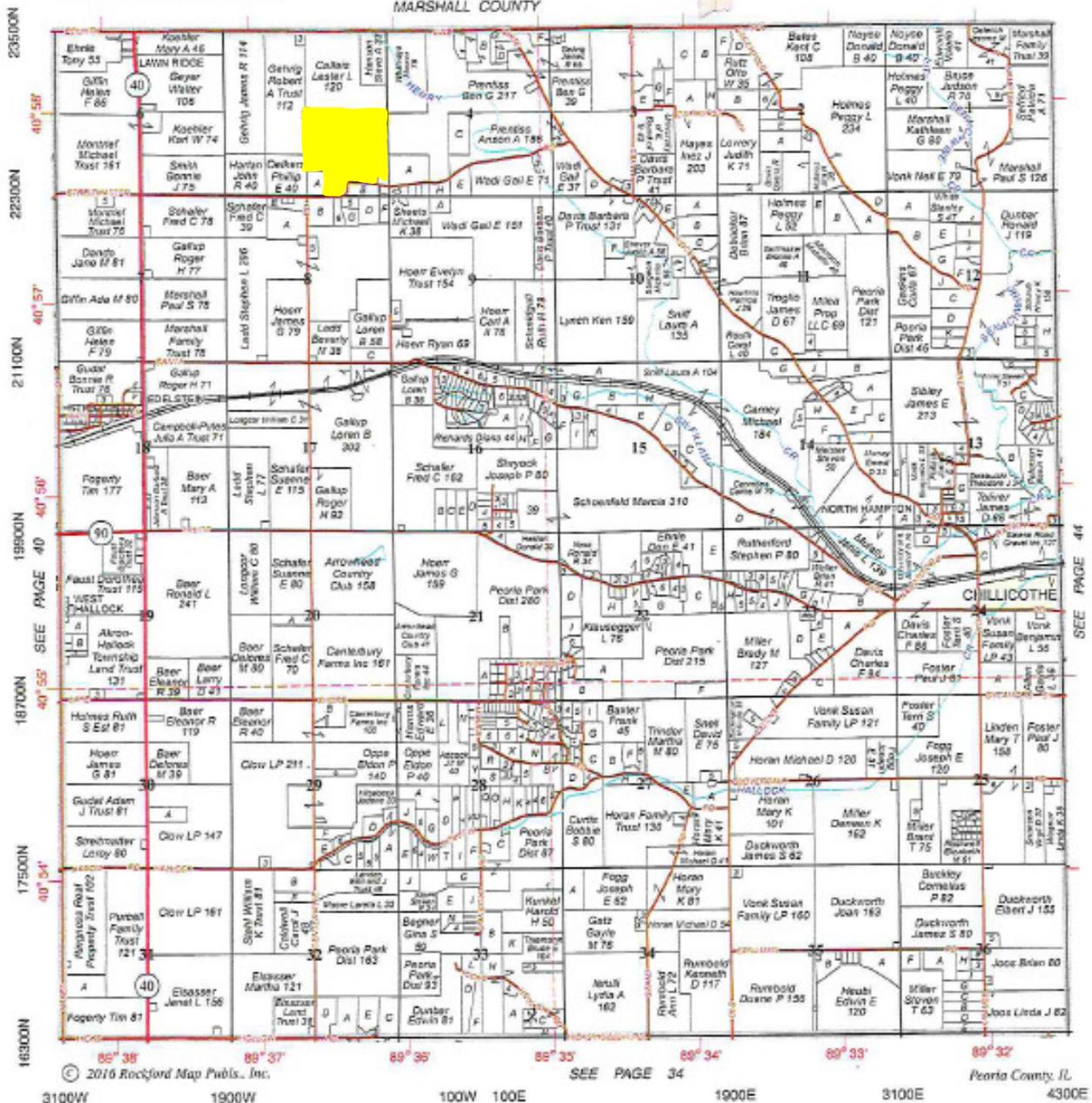
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**FOR SALE**

**HALLOCK**

Refer to pages 58 & 57 for keyed parcels

**T.11N.-R.8E.**



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**JimMaloof/REALTOR®**

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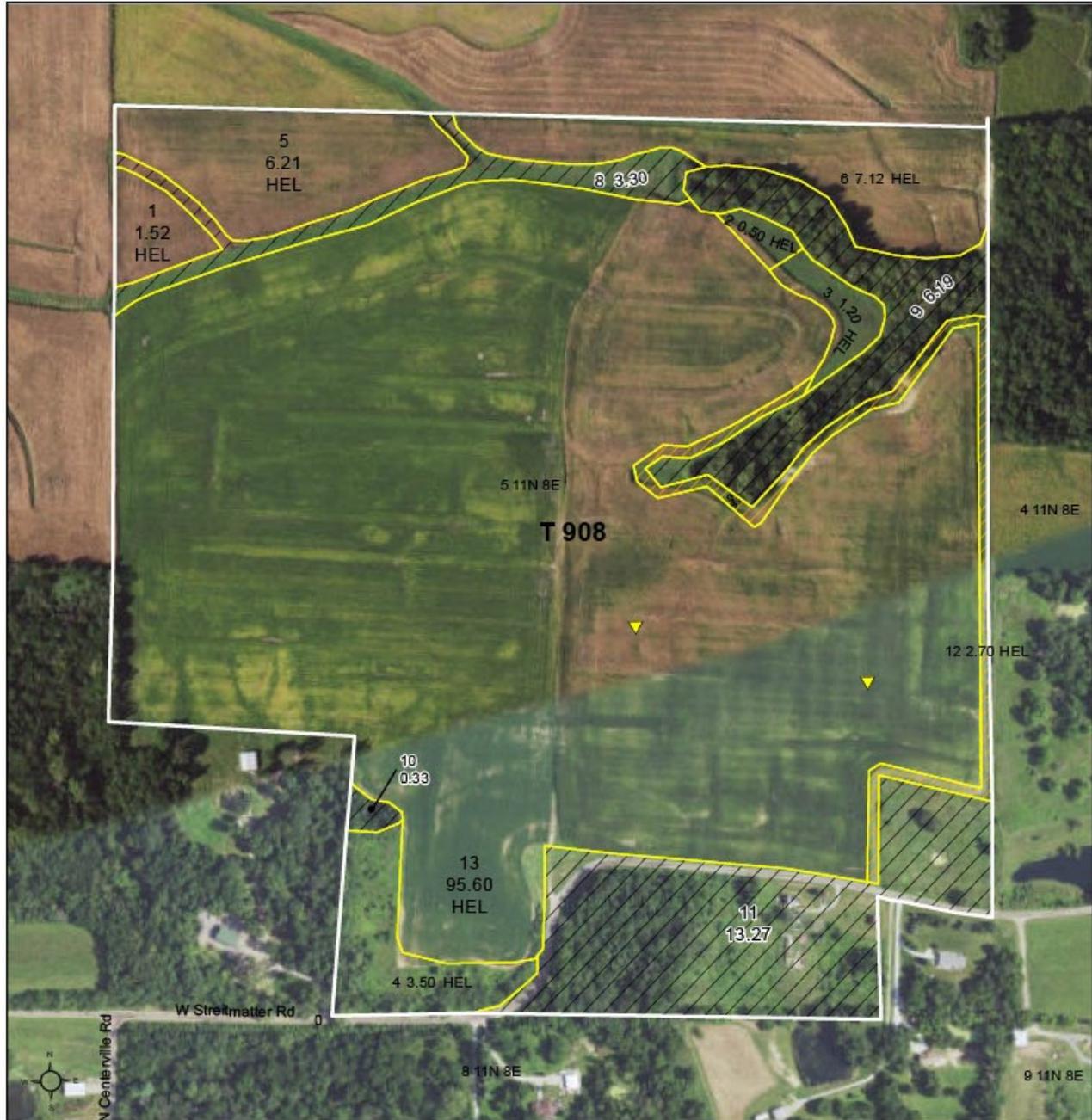
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**FOR SALE**



## FOR SALE

USDA United States Department of Agriculture  
 Peoria County, Illinois



**Common Land Unit** CRP  
 Non-Cropland  
 Cropland  
 Tract Boundary  
 p1ss\_a\_il

0 170 340 680  
 Feet

2022 Program Year  
 Map Created November 18, 2021

**Wetland Determination Identifiers**  
 Restricted Use  
 Limited Restrictions  
 Exempt from Conservation  
 Compliance Provisions

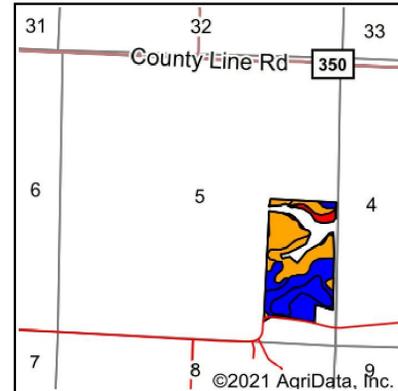
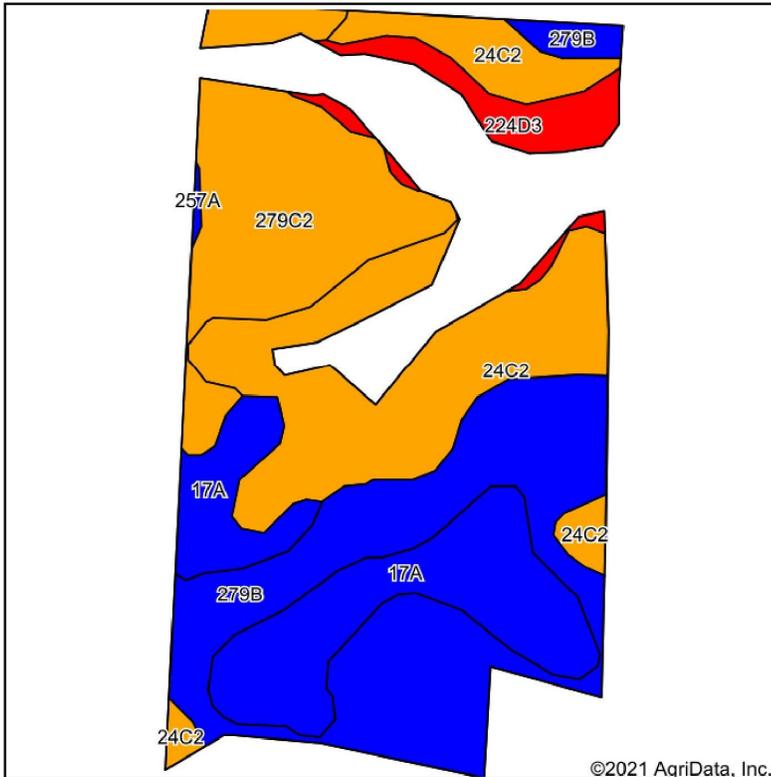
Tract Cropland Total: 118.35 acres

**Farm 378**  
**Tract 908**

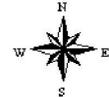
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).

## EAST TRACT

### Soils Map



State: Illinois  
 County: Peoria  
 Location: 5-11N-8E  
 Township: Hallock  
 Acres: 51.69  
 Date: 4/8/2021



Soils data provided by USDA and NRCS.

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Area Symbol: IL143, Soil Area Version: 15

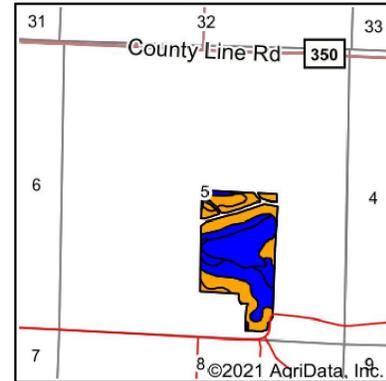
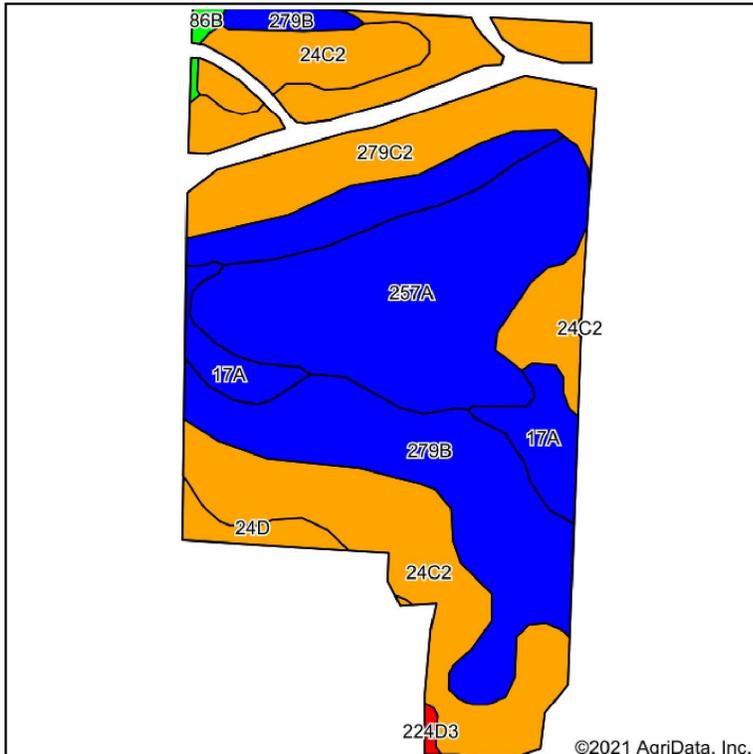
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
**279B	Rozetta silt loam, 2 to 5 percent slopes	14.92	28.9%		**162	**50	**119
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	13.96	27.0%		**155	**49	**113
17A	Keomah silt loam, 0 to 2 percent slopes	10.06	19.5%		161	51	119
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	9.94	19.2%		**153	**47	**112
**224D3	Strawn silty clay loam, 10 to 18 percent slopes, severely eroded	2.71	5.2%		**113	**38	**85
257A	Clarksdale silt loam, 0 to 2 percent slopes	0.10	0.2%		174	56	128
<b>Weighted Average</b>					<b>155.6</b>	<b>48.7</b>	<b>114.3</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  
 \*c: Using Capabilities Class Dominant Condition Aggregation Method  
 Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

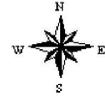
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 John@LeezerAgency.com www.JohnLeezer.com

## WEST TRACT

### Soils Map



State: **Illinois**  
 County: **Peoria**  
 Location: **5-11N-8E**  
 Township: **Hallock**  
 Acres: **61.21**  
 Date: **4/8/2021**



Soils data provided by USDA and NRCS.

Area Symbol: IL143, 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
**279B	Rozetta silt loam, 2 to 5 percent slopes	15.34	25.1%		**162	**50	**119
257A	Clarksdale silt loam, 0 to 2 percent slopes	15.23	24.9%		174	56	128
**24C2	Dodge silt loam, 5 to 10 percent slopes, eroded	13.07	21.4%		**155	**49	**113
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	12.47	20.4%		**153	**47	**112
17A	Keomah silt loam, 0 to 2 percent slopes	3.48	5.7%		161	51	119
**24D	Dodge silt loam, 10 to 18 percent slopes	1.12	1.8%		**155	**49	**113
**86B	Osco silt loam, 2 to 5 percent slopes	0.35	0.6%		**189	**59	**140
**224D3	Strawn silty clay loam, 10 to 18 percent slopes, severely eroded	0.15	0.2%		**113	**38	**85
<b>Weighted Average</b>					<b>161.5</b>	<b>50.7</b>	<b>118.5</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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS. Soils data provided by University of Illinois at Champaign-Urbana.

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## EAST TRACT



 [Schedule a Showing](#)



<b>MLS #:</b> PA1230547	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$555,000
<b>Addr:</b> 001 STREITMATTER Road		<b># of Lots:</b>	
<b>City:</b> Edelstein	IL	<b>Zip Code:</b> 61526	
<b>County:</b> Peoria		<b>Subdivision:</b> Hallock	<b>Tax Yr:</b> 2020
<b>Type:</b> FARMS		<b>Ann Taxes:</b> \$2,705.50	
<b>Parcel ID:</b> 04-05-400-007		<b>Add'l Parcel IDs:</b>	
<b>Apprx. Acres:</b> 60.000		<b>Apprx Lot Size:</b> irregular	
<b>Legal:</b> PT SE 1/4 SEC 5 11N 8E HALLOCK TWP PEORIA COUNTY		<b>Virtually Stage Y/N:</b> N	
<b># F Baths:</b>	<b># Bedrooms:</b>	<b>Year Built:</b>	<b>Source:</b>
<b># Stories:</b>	<b># 1/2 Baths:</b>		
<b>Approx Above-Grade SF:</b>		<b>Approx Fin Bsmt SqFt:</b>	
<b>Approx Total Fin SqFt:</b>		<b>Approx Bsmt SqFt:</b>	

Unbranded V Tour

**Directions:** 1 mile N of Edelstein on Rt 40 turn right (EAST) onto Streitmatter Rd 1 mile on left

<b>Apprx Tillable:</b> 49.200	<b>Apprx. Pasture Acres:</b> 0.000	<b>Apprx. # Wooded Acres:</b> 6.00
<b>Section:</b> SE 5	<b>Township:</b> HALLOCK 11N	<b>Range:</b> 8E
<b>Principle Meridian #:</b> 4	<b>FSA Farm #:</b> 378	<b>FSA Cropbase:</b>
<b>Cropshare Lease:</b> No	<b>Quiet Ten Farm:</b> Yes	<b>Corn Suitability Rating:</b> 114
<b>CRP:</b> Yes	<b>Soil Type:</b>	<b>Production Index:</b>
<b>Soil Index:</b>	<b>Mineral Rights:</b> Yes	<b>Tenant/Operator Name:</b> owner operator
<b># Yield/Acre - Corn:</b>	<b># Yield/Acre - Milo:</b>	<b># Yield/Acre - Soybeans:</b>
<b># Yield/Acre - Wheat:</b>	<b># Yield/Acre - Oats:</b>	<b># Yield/Acre - Other:</b>
<b>Corn Suitability Rating/PI:</b> 114		

<b>Mo Assn Fee:</b>	<b>Ann Assoc Fee:</b>	<b>Zoning:</b> Agricultural	<b>100-Yr Flood:</b> Unknown	<b>High Schl:</b> Princeville
<b>Repo:</b> No	<b>Short Sale:</b> N	<b>Elem School:</b> Princeville		<b>Mid Schl:</b>

This will be split from a larger parcel. These are approx 60 acres - which is being surveyed. FSA tillable acres are approx 49.2 with 4.4 acres of CRP. List price is \$9250/acre.

**Agent Remarks:** Taxes shown are for 130 acre parcel -\$20/acre Great place to build a home. Possible lake site.

**Office Remarks:**

<b>Info on File:</b> Aerial View/FSA, Soil Type, Survey	<b>Financing:</b> Cash, Conventional
<b>Road/Access:</b> Paved	<b>Show Instr:</b> Other Shwing Instructions
<b>Miscellaneous:</b>	
<b>Utilities Avail:</b> Electricity/Lot Line	
<b>Lot Description:</b> Agricultural	
<b>Tax Exemptions:</b> None	
<b>Water/Sewer:</b> No Sewer, No Water	
<b>Amenities:</b> None	
<b>Assn Fee Incl:</b>	

<b>Owner:</b>	<b>Also Ref MLS #:</b>
<b>LO:</b> Jim Maloof/REALTOR - Phone: 309-286-2221	<b>Off License #:</b> 477011919
<b>LA:</b> John A Leezer - Pref: 309-335-2221	<b>Agt License #:</b> 471003305
<b>LA Email:</b> john@leezeragency.com	<b>Appointment Desk Phone:</b>
<b>CLA:</b> Ben Leezer - Pref: 309-338-1270	<b>LD:</b> 11/24/2021
<b>OLA:</b>	<b>XD:</b> 4/1/2022
<b>Comp:</b> 2.0	<b>Agent Designated MB:</b> Yes
<b>Dual/Var:</b> Yes	<b>Agent Related to Owner:</b> N
<b>Listing Type:</b> Exclusive Right to Sell	
<b>Agent Owned:</b> N	

<b>OLP:</b> \$555,000	<b>Selling Agent:</b>	<b>Co-Sell Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-Sell Agent:</b>	<b>Type of Sale:</b>
		<b>DOM:</b> 5
		<b>CDOM:</b> 5

## WEST TRACT



 [Schedule a Showing](#)



<b>MLS #:</b> PA1230549	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$742,000
<b>Addr:</b> 00 STREITMATTER Road		<b># of Lots:</b>	
<b>City:</b> Edelstein	<b>IL</b>	<b>Zip Code:</b> 61526	
<b>County:</b> Peoria		<b>Subdivision:</b> Hallock	
<b>Type:</b> FARMS		<b>Ann Taxes:</b> \$2,705.50	<b>Tax Yr:</b> 2020
<b>Parcel ID:</b> 04-05-400-007		<b>Add'l Parcel IDs:</b>	
<b>Apprx. Acres:</b> 70.000		<b>Apprx Lot Size:</b> IRREGULAR	
<b>Legal:</b> PT SE 1/4 SEC 5 11N 8E HALLOCK TWP PEORIA COUNTY		<b>Virtually Stage Y/N:</b> N	

<b># F Baths:</b>	<b># Bedrooms:</b>	<b>Year Built:</b>	<b>Source:</b>
<b># Stories:</b>	<b># 1/2 Baths:</b>		
<b>Approx Above-Grade SF:</b>		<b>Approx Fin Bsmt SqFt:</b>	
<b>Approx Total Fin SqFt:</b>		<b>Approx Bsmt SqFt:</b>	

Unbranded V Tour

**Directions:** 1 mile N of Edelstein on Rt 40 turn right(east) onto Streitmatter Rd 1 mile on N (left)

<b>Apprx Tillable:</b> 61.200	<b>Apprx. Pasture Acres:</b> 0.000	<b>Apprx. # Wooded Acres:</b>
<b>Section:</b> SE 5	<b>Township:</b> HALLOCK 11N	<b>Range:</b> 8E
<b>Principle Meridian #:</b> 4	<b>FSA Farm #:</b> 378	<b>FSA Cropbase:</b>
<b>Cropshare Lease:</b> No	<b>Quiet Ten Farm:</b> Yes	<b>Corn Suitability Rating:</b> 1185
<b>CRP:</b> Yes	<b>Soil Type:</b>	<b>Production Index:</b>
<b>Soil Index:</b>	<b>Mineral Rights:</b> Yes	<b>Tenant/Operator Name:</b> OWNER OPERATED
<b># Yield/Acre - Corn:</b>	<b># Yield/Acre - Milo:</b>	<b># Yield/Acre - Soybeans:</b>
<b># Yield/Acre - Wheat:</b>	<b># Yield/Acre - Oats:</b>	<b># Yield/Acre - Other:</b>
<b>Corn Suitability Rating/PI:</b> 1185		

<b>Mo Assn Fee:</b>	<b>Ann Assoc Fee:</b>	<b>Zoning:</b> Agricultural	<b>100-Yr Flood:</b> Unknown	<b>High Schl:</b> Princeville
<b>Repo:</b> No	<b>Short Sale:</b> N	<b>Elem School:</b> Princeville	<b>Mid Schl:</b>	

**Agent Remarks:** This will be split from a larger parcel. There are approx 70 acres which is being surveyed. FSA tillable acres are approx 61.2, 2.5 acres of CRP List price is \$10,600/acre

**Office Remarks:** Taxes shown on file for 130 acre parcel, \$20/acre Anhydrous has been applied this fall. Buyer to reimburse seller for the cost.

<b>Info on File:</b> Aerial View/FSA, Soil Type, Survey	<b>Financing:</b> Cash, Conventional
<b>Road/Access:</b> Paved	<b>Show Instr:</b> Other Shwing Instructions
<b>Miscellaneous:</b>	
<b>Utilities Avail:</b> Electricity/Lot Line	
<b>Lot Description:</b> Agricultural	
<b>Tax Exemptions:</b> None	
<b>Water/Sewer:</b> No Sewer, No Water	
<b>Amenities:</b> None	
<b>Assn Fee Incl:</b>	

<b>Owner:</b>	<b>Also Ref MLS #:</b>
<b>LO:</b> Jim Maloof/REALTOR - Phone: 309-286-2221	<b>Off License #:</b> 477011919
<b>LA:</b> John A Leezer - Pref: 309-335-2221	<b>Appointment Desk Phone:</b>
<b>LA Email:</b> john@leezeragency.com	<b>LD:</b> 11/24/2021
<b>CLA:</b> Ben Leezer - Pref: 309-338-1270	<b>XD:</b> 4/1/2022
<b>OLA:</b>	<b>Agent Designated MB:</b> Yes
<b>Comp:</b> 2.0	<b>Agent Related to Owner:</b> N
<b>Dual/Var:</b> Yes	
<b>Listing Type:</b> Exclusive Right to Sell	
<b>Agent Owned:</b> N	

<b>OLP:</b> \$742,000	<b>Selling Agent:</b>	<b>Co-Sell Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-Sell Agent:</b>	<b>Type of Sale:</b>
		<b>DOM:</b> 5
		<b>CDOM:</b> 5



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 and Ben Leezer (Licensee), may undertake a dual representation (insert name(s) of Licensee undertaking dual representation) 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 \_\_\_\_\_

Date: \_\_\_\_\_

CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE [Signature]

Date: \_\_\_\_\_

DOCUMENT PRESENTED:
Date:
Broker/Licensee Initials:
Client Initials: