



FOR SALE

142 ACRES IN KNOX COUNTY

Timber and CRP

1.5 Miles East of London Mills, IL

Size:	Total Acres:	141.99
	CRP Acres:	56
	Tillable Land:	10.5
	Approximate Timber:	75
Buildings:	House: 2-story home with 4 bedrooms, 1 bath and about 1,724 square feet. The home needs some work.	
	Pole Building:	45' x 64'
	Pole Building:	46' x 62'
	Other Older Barns	
CRP:	56.1 acres paying \$17,494	
Wind Lease:	A wind lease is currently in effect for this property. See agent for details.	
PI:	The PI of the CRP and tillable is 120.7	

LISTING PRICE: \$1,000,000 (\$7,043/acre)

BROKERS FOR THE SELLER:

Kelly Mason, Broker
Jim Maloof Realtors
KMason@maloofrealty.com
(309) 338-8945

John Leezer, Broker
Jim Maloof Realtors
John@LeezerAgency.com
(309) 286-2221

**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

Comments: Some of the best deer hunting around on this beautiful property. CRP provides great bedding and outstanding income.

House: Owner is currently living in the house and would like to retain possession of house and buildings for 6 months after closing.



Parcel No.	Acres	2021 Taxes Pd
18-25-400-002	40	\$729.24
18-25-400-003	40	\$1,030.48
18-25-400-005	21.99	\$513.12
18-36-200-001	40	\$1,901.82
TOTAL	141.99	\$4,174.66

**For more info: John A Leezer, Designated Managing Broker;
JimMalooof/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





FOR SALE





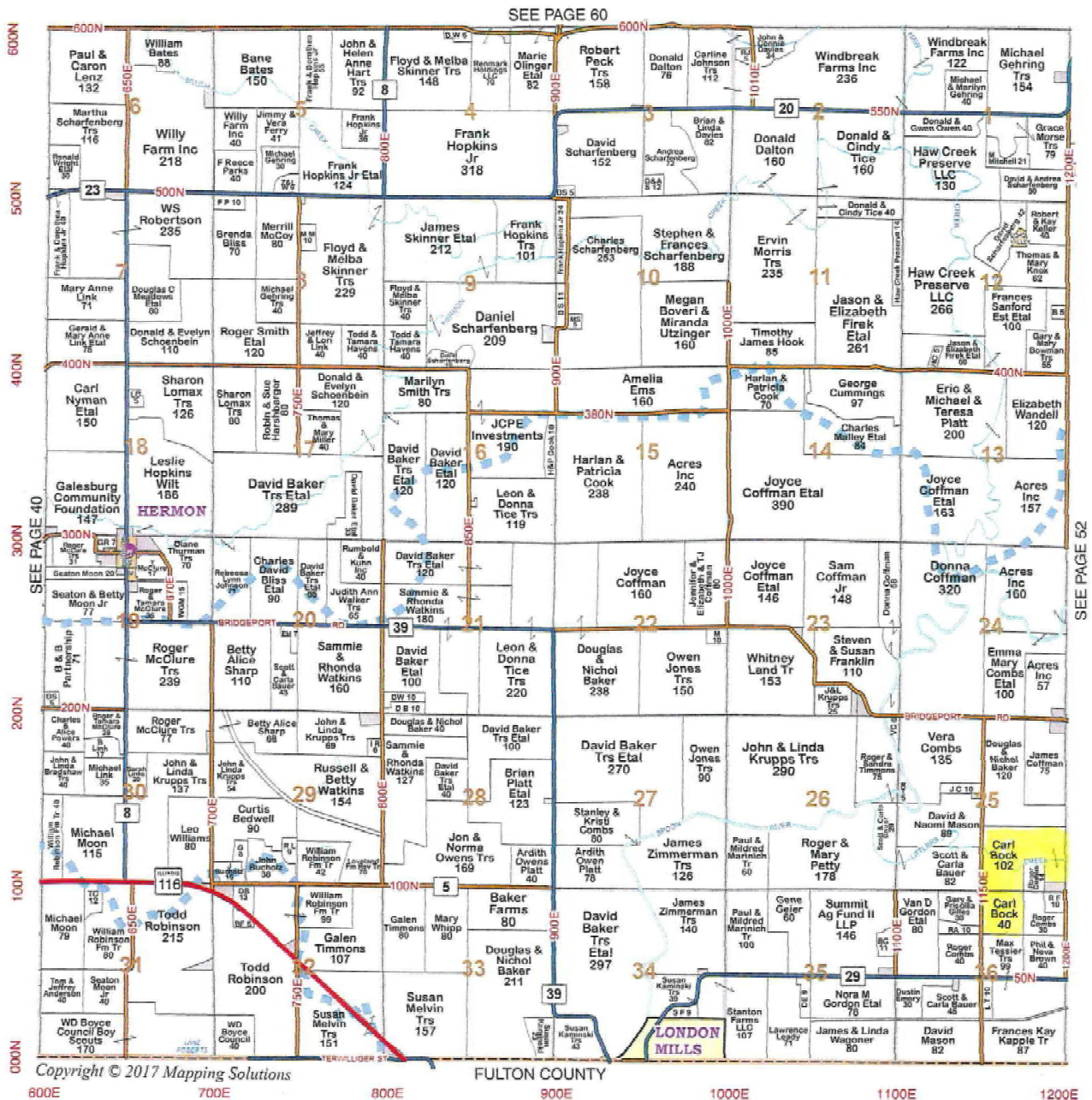
FOR SALE



FOR SALE

CHESTNUT

Township 9N • Range 2E



FOR SALE



United States
Department of
Agriculture

Knox County, Illinois



Common Land Unit

- Non-Cropland
- Cropland
- plss_a_il_VMAS
- CRP

Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation
- Compliance Provisions

0 195 390 780
Feet

2022 Program Year

Map Created July 26, 2022

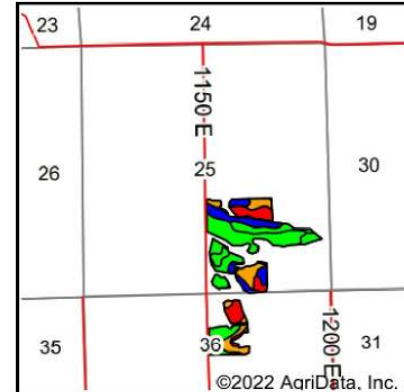
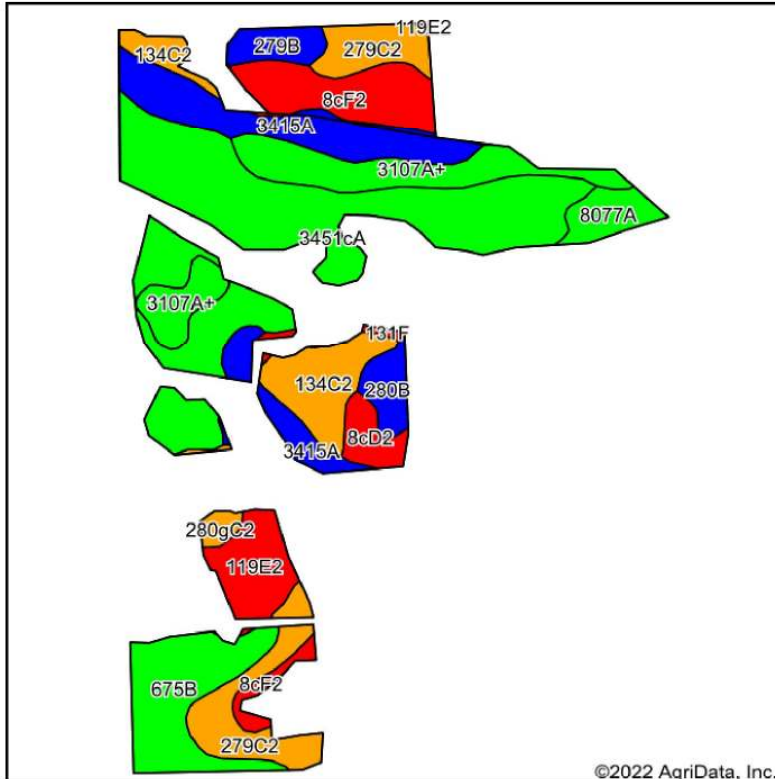
Farm 5603
Tract 11116

Tract Cropland Total: 67.23 acres

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.

FOR SALE

Soils Map



State: **Illinois**
 County: **Knox**
 Location: **25-9N-2E**
 Township: **Chestnut**
 Acres: **66.93**
 Date: **10/7/2022**



Soils data provided by USDA and NRCS.

Area Symbol: IL095, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	20.44	30.5%		190	61	140
3415A	Orion silt loam, 0 to 2 percent slopes, frequently flooded	7.74	11.6%		180	57	131
3107A+	Sawmill silt loam, 0 to 2 percent slopes, frequently flooded, overwash	6.79	10.1%		189	60	139
**675B	Greenbush silt loam, 2 to 5 percent slopes	5.92	8.8%		**182	**57	**133
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	5.89	8.8%		**153	**47	**112
**8cF2	Hickory silt loam, cool mesic, 18 to 35 percent slopes, eroded	5.32	7.9%		**80	**27	**61
**134C2	Camden silt loam, 5 to 10 percent slopes, eroded	4.65	6.9%		**154	**47	**111
**119E2	Elco silt loam, 18 to 25 percent slopes, eroded	3.14	4.7%		**124	**40	**92
8077A	Huntsville silt loam, 0 to 2 percent slopes, occasionally flooded	1.75	2.6%		193	61	143
**279B	Rozetta silt loam, 2 to 5 percent slopes	1.47	2.2%		**162	**50	**119
**280B	Fayette silt loam, glaciated, 2 to 5 percent slopes	1.47	2.2%		**165	**52	**121
**8cD2	Hickory silt loam, cool mesic, 10 to 18 percent slopes, eroded	1.44	2.2%		**108	**36	**82
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	0.63	0.9%		**155	**49	**113
**131F	Alvin sandy loam, 18 to 35 percent slopes	0.28	0.4%		**107	**35	**79
Weighted Average					166.9	53	122.7

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/>

** Indicates adjusted for slope and erosion according to Bulletin 811 Table S2.

FOR SALE



[Schedule a Showing](#)

MLS #: PA1238409 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$1,000,000
Addr: 101 Knox Rd 1150 E Road **# of Lots:**
City: London Mills **IL** **Zip Code:** 61544
County: Knox **Subdivision:** None
Type: FARMS **Ann Taxes:** \$4,174.66 **Tax Yr:** 2021
Parcel ID: 18-25-400-002 **Add'l Parcel IDs:** 18-25-400-003, 18-25-400-005, 1
Apprx. Acres: 141.970 **Apprx Lot Size:** Irregular **Virtually Stage Y/N:**
Legal: NW1/4 of NE 1/4 sec 36 and PT SE 1/4 sec 25 9N 2 E Knox CO IL
F Baths: 1 **# Bedrooms:** 3 **Year Built:** 1910 **Source:** Own Rcd
Stories: 2 **# 1/2 Baths:** 0
Approx Above-Grade SF: 1,724 **Approx Fin Bsmt SqFt:** 0
Approx Total Fin SqFt: 1,724 **Approx Bsmt SqFt:** 384

Directions: East of London Mills on 50N 2 miles then North on 1150 E

Apprx Tillable Acres: 10.500	Apprx. Pasture Acres: 0.000	Apprx. # Wooded Acres: 78.00
Section: 25.36	Township: 9N	Range: 2E
Principle Meridian #: 4	FSA Farm #: 5603	FSA Cropbase:
Cropshare Lease: No	Quiet Ten Farm Rights: Yes	Corn Suitability Rating:
CRP: Yes	Soil Type:	Production Index:
Soil Index:	Mineral Rights: Yes	Tenant/Operator Name: Tenant
# Yield/Acre - Corn:	# Yield/Acre - Milo:	# Yield/Acre - Soybeans:
# Yield/Acre - Wheat:	# Yield/Acre - Oats:	# Yield/Acre - Other:
Corn Suitability Rating/PI:		

Mo Assn Fee:	Ann Assoc Fee:	Zoning: Agricultural	100-Yr Flood Plain: Unknown	High Schl: Valley High
Repo: No	Short Sale: N	Elem School:		Mid Schl:

Agent Remarks There is a Wind contract on this property. See Broker for details. Owner wants 6 months after closing to move out of home and buildings. 2 wells on property.

Public Remarks 142 Acres of Fantastic deer hunting, CRP income, tillable and buildings, 56 acres in CRP paying \$17,494. 10.5 acres currently tillable. 2 story house, 1 bath 3 bedrooms, needs work. 45X64 Pole Building and a 46X62 Pole building, other barn and garages. Approx 78 acres timber. 3 Creeks run through property.

INFORMATION ON FILE	Aerial View/FSA, Other Information on File
ROAD/ACCESS	Paved
UTILITIES AVAILABLE	Electricity/Lot Line, Propane Tank/Leased
LOT DESCRIPTION	Wooded, Agricultural, Creek, Timber/Partial
TAX EXEMPTIONS	Homestead/Owner Occupied
WATER/SEWER	Private Well, Septic System
AMENITIES	Barn(s), Machine Shed, Pole Barn
POSSIBLE FINANCING	Cash, Conventional
SHOWING INSTRUCTIONS	Appointment Required

Owner:	Also Ref MLS #:
LO: Jim Maloof/REALTOR - Phone: 309-647-1502	Off License # 477011248
LA: Kelly F Mason - Pref: 309-338-8945	Agt License # 475132438
LA Email: kmason@maloofo Realty.com	LD: 10/17/2022
CLA: John A Leezer - Pref: 309-286-2221	XD: 1/30/2023
OLA:	Agent Designated MB: No
Comp: 2.5 Dual/Var: No Listing Type: Exclusive Right to Sell Agent Owned: N	Agent Related to Owner: N

OLP: \$1,000,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 1 CDOM: 1
Conc. \$:	Sold Conc. Info:	Selling Team: