

24.34 ACRES IN PEORIA COUNTY - Sold in Two Tracts -

Fantastic building site or recreational tract located on a good blacktop road and close to Peoria. These don't come on the market very often.

Location:	Approximately 2.5 miles west of Peoria on the west side of Heinz Rd, just north of IL Route 8 (W Southport Rd).
Survey:	Survey is attached
Sellers:	Keengrut Land, LLC

	NORTH TRACT	SOUTH TRACT
Total Acres	12.31	12.0
FSA Tillable	2.25	D I
Approx Wooded Acres	10.5	PE .5

LISTING PRICE: \$159,000 for North Tract

BROKER FOR THE SELLER:

John Leezer and Ben Leezer Jim Maloof Realtors John@LeezerAgency.com or Ben@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.





BOUNDARIES SHOWN ARE APPROXIMATE ONLY



For more info: John A Leezer, Designated Managing Broker; JimMaloof/REALTOR® (309) 286-2221 John@LeezerAgency.com www.JohnLeezer.com

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NORTH TRACT

	Addr: City: County: County: Parcel ID Apprx. A	000 HEINZ Road Edwards	Active IL DF THE SW 1/4 SEC	Zip Co Subdi Ann T Add'l Apprx Virtua	Lots/Acres/Farms # of Lots: ode: 61528 vision:Kickapoo axes: \$1,542.80 Parcel IDs: Lot Size: 453X1330 Ily Stage Y/N: 9N 7E PEORIA COUN	
RMLSA					Source: Approx Fin Bsmt Sq Approx Bsmt SqFt:	Ft:

Apprx Tillable Act	res: 2.250	Apprx. Pasture Acre	es:		Apprx.	# Wooded Acres:	: 10.50
Section:	SW21	Township:	9N 7E KICKAPO	00	Range:		7E
Principle Meridian	n#:4	FSA Farm #:	5697		FSA Cro	opbase:	
Cropshare Lease:	No	Quiet Ten Farm Rig	nts:Yes		Corn St	itability Rating:	110
CRP:	No	Soil Type:	FAYETTE		Product	ion Index:	
Soil Index:		Mineral Rights:	Yes		Tenant/	Operator Name:	owner operated
# Yield/Acre - Cor	n:	# Yield/Acre - Milo:			# Yield//	Acre - Soybeans:	:
# Yield/Acre - Whe	eat:	# Yield/Acre - Oats:		# Yield/Acre - Other:			
Corn Suitability R	ating/PI: 110						
Mo Assn Fee:	Ann Assoc Fee:	Zoning: A	gricultural	100-Yr Flood Plair	:Unknown	High Schl: Brir	mfield
Repo: No	Short Sale: N	Elem Scho	ool:			Mid Schl:	

Agent Remarks

Public Remarks Fantastic building site or recreational property. Close to Peoria, on a good blacktop road. Features mostly wooded land with some tillable. Tax ID numbers show will be split. New tax assessment has not been done yet. Taxes show are for a larger parcel. An additional 12 acres to the South is also available see MLS# PA1243416 Since there are no buildings on this tract, it does not yet have a 911 address. Address shown is not correct.

INFORMATION ON FILE	Aerial View/FSA, Survey
ROAD/ACCESS	Paved
MISCELLANEOUS	Close to Shopping
UTILITIES AVAILABLE	Electricity/Lot Line
LOT DESCRIPTION	Wooded, Agricultural, Timber/Partial
TAX EXEMPTIONS	None
WATER/SEWER	No Sewer, No Water
AMENITIES	None
POSSIBLE FINANCING	Cash, Conventional
SHOWING INSTRUCTIONS	Appointment Required

Owner:					Also Ref I	MLS #: PA1243416
LO:	Jim Maloof/REALTOR - Phone: 309-286-2221			Off License # 477011919		
LA:	Ben Leezer - Pref:	309-338-1270	List Team: Agt License # 475159261			se # 475159261
LA Email:	ben@leezeragenc	y.com	Appointm	ent Desk Phone: 309-6	90-4262	LD: 6/22/2023
CLA:	John A Leezer - Pr	ef: 309-286-2221				XD: 12/31/2023
OLA:						Agent Designated MB: No
Comp:	2.0	Dual/Var: No	Listing Type:	Exclusive Right to Sell	Agent Owned: N	Agent Related to Owner: N
OLP:	\$220,000	Selling Agent:			Co-Sell Office:	
Sold Price	:	Selling Office:			How Sold:	
Closing D	ate:	Co-Sell Agent:			DOM: 19	CDOM: 19
Conc. \$:		Sold Conc. Info:			Selling Team:	

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SOUTH TRACT

1		City: Edwards County: Peoria Type: FARMS Parcel ID: 13-21-300-004 Apprx. Acres: 12.030 Legal: PT OF THE NE 1/4 OF THE S	Ann Taxes Add'l Parc Apprx Lot Virtually S	n:Kickapoo : \$1,542.80 Tax Yr: ₂₀₂₂ el IDs:13-*21-300-015 Size: 499X1154X373X1122 tage Y/N:
	RMISA	# F Baths: # Bedrooms: # Stories: # 1/2 Baths:	Year Built:	Source:
	C. M. M. Contraction	Approx Above-Grade SF:		rox Fin Bsmt SqFt:
Schedule a Showing		Approx Total Fin SqFt:	Арр	rox Bsmt SqFt:
Directions: On West side o	f Heinz Road, Just north of IL Rt	8		
Apprx Tillable Acres: 4.500	Apprx.	Pasture Acres:	Apprx # W	looded Acres:
Section: SW21	Townsl		Rate	7E
Principle Meridian #: 4	FSA Fa	rm #: 5697	FSA Church	ase:
ropshare Lease: No	Quiet T	en Farm Rights:Yes		bility Rating: 1147
RP: No	Soil Ty		Production	
oil Index:		Rights:		erator Name: Owner Operated
Yield/Acre - Corn: Yield/Acre - Wheat:		Acre - Milo: Acre - Oats:	# Yield/Aci	re - Soybeans: re - Other:
orn Suitability Rating/PI: 1		Acte - Oals.	# Held/Act	e - Other.
lo Assn Fee: A	nn Assoc Fee:		r Flood Plain:No H	ligh Schl: Brimfield
epo: No S	hort Sale: N	Elem St. 1.	Ν	1id Schl:
is also availa correct.		ince there are no buildings on this tract, i	t does not yet have a 911 ad	dress. Address shown is not
ROAD/ACCESS Pave MISCELLANEOUS Close	ed se to Skoping			
ROAD/ACCESS Pav MISCELLANEOUS Clos UTILITIES AVAILABLE Elec LOT DESCRIPTION Woor TAX EXEMPTIONS Non WATER/SEWER Nos AMENITIES Non	ed se to Stopping ctricity/Lot Line oded, Agricultural, Timber/Part se Sewer, No Water ne	ial		
ROAD/ACCESS Pav MISCELLANEOUS Clos JTILITIES AVAILABLE Elec .OT DESCRIPTION Wor FAX EXEMPTIONS Non NATER/SEWER No S MMENITIES Non	ed se to Stopping :tricity#ot Line oded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional	ial		
ROAD/ACCESS Pav MISCELLANEOUS Clos JTILITIES AVAILABLE Elec LOT DESCRIPTION Woot TAX EXEMPTIONS Non WATER/SEWER Nos AMENITIES Non	ed se to Stopping :tricity#ot Line oded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional	ial	Also Ref MLS #:	PA1243418
ROAD/ACCESS Pav MISCELLANEOUS Clos UTILITIES AVAILABLE Elec .OT DESCRIPTION Wood TAX EXEMPTIONS Non WATER/SEWER No MATER/SEWER Non POSSIBLE FINANCING Cas SHOWING INSTRUCTIONS App	ed se to Stopping :tricity#ot Line oded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional		Off License # 47	7011919
ROAD/ACCESS Pav MISCELLANEOUS Clos JTILITIES AVAILABLE Elec .OT DESCRIPTION Wood TAX EXEMPTIONS Non VATER/SEWER No MATER/SEWER No SHOWING INSTRUCTIONS App Downer: Jim Maloof/REALTO LO: Jim Maloof/REALTO LA: Ben Leezer - Pref:	ed se to Shoping stricity2 of Line oded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional sointment Required DR - Phone: 309-286-2221 309-338-1270	List Team:	Off License # 47 Agt License # 47	77011919 75159261
ROAD/ACCESS Pav MISCELLANEOUS Clos MISCELLANEOUS Clos JTILITIES AVAILABLE Elec .OT DESCRIPTION Wood AX EXEMPTIONS Non VATER/SEWER No VATER/SEWER No SHOWING INSTRUCTIONS App Dwner: LO: LO: Jim Maloof/REALTO LA: Ben Leezer - Pref: LA Email: ben@leezeragency	ed se to Shoping stricity2 of Line boded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional sointment Required DR - Phone: 309-286-2221 309-338-1270 4.com		Off License # 47 Agt License # 47	/7011919 /5159261 LD: 6/22/2023
ROAD/ACCESS Pav MISCELLANEOUS Clos MISCELLANEOUS Clos JTILITIES AVAILABLE Elec .OT DESCRIPTION Work TAX EXEMPTIONS Non VATER/SEWER No MENITIES Non POSSIBLE FINANCING Cas SHOWING INSTRUCTIONS App Owner: Jim Maloof/REALTO LO: Jim Maloof/REALTO LA: Ben Leezer - Pref: LA Email: ben@leezeragency CLA: John A Leezer - Pref:	ed se to Shoping stricity2 of Line boded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional sointment Required DR - Phone: 309-286-2221 309-338-1270 4.com	List Team:	Off License # 47 Agt License # 47	/7011919 /5159261 LD: 6/22/2023 XD: 12/31/2023
OAD/ACCESS Pav IISCELLANEOUS Clos TILITIES AVAILABLE Elec OT DESCRIPTION Woo AX EXEMPTIONS Non VATER/SEWER No S MENITIES Non OSSIBLE FINANCING Cas HOWING INSTRUCTIONS App Downer: .0: Jim Maloof/REALTO A: Ben Leezer - Pref: .4 Email: ben@leezeragency	ed se to Shoping stricity2 of Line oded, Agricultural, Timber/Part se Sewer, No Water se h, Conventional sointment Required OR - Phone: 309-286-2221 309-338-1270 /.com ef: 309-286-2221	List Team: Appointment Desk Phone: 309-690-4	Off License # 47 Agt License # 47 1262	/7011919 /5159261 LD: 6/22/2023

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How Sold:

DOM: 19

Selling Team:

CDOM: 19

Sold Price:

Conc. \$:

Closing Date:

Selling Office:

Co-Sell Agent:

Sold Conc. Info: