



Leezer
FARMLAND SALES, LLC

531 Acres of Peoria County
Farmland & Recreational Land
For Sale

The farm is located approx. 2 miles NW of Laura, IL.

This is an opportunity to own some of the best Deer hunting land in Peoria County. Tillable land and homes provide outstanding income. Tract 1 has a nice pond for additional recreational opportunities.

We had a Timber Buyer look at this property for potential value of the harvestable timber. He estimated it as \$100,000 at this time and will likely be higher when tariffs with China are worked out.



Jeff [redacted] from Pennsylvania shot this great 12 point buck during bow season in Northwest Peoria County on a private farm. This is Jeff's biggest deer harvested to date. Thanks to Renee Farris for sharing this great photo with ASO Magazine.



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TRACT INFO:

	Total	Tract 1	Tract 2	Tract 3
Farm Name		Fred	Lefler	Verla
Location	Sec 8 & 9	SW ¼ Sec 9 11N 5E	NW ¼ Sec 9 11N 5E	Pt NE ¼ and Pt E ½ of W ½ Sec 8 11N 5E
Total Acres	531.29	122.87	153.94*	254.48
FSA Tillable	278.85	99.75	47.45	131.34
% Tillable	52%	81%	31%	52%
PI on Tillable	116.2	115	115	116
Improvements	2 houses Modular Outbuildings	2-story house	-	Modular home, Pole building
Approx. Acres of Timber	257	23	106	122
Per Acre	\$8,240	\$10,500	\$7,250	\$7,750
Asking Price	\$4,378,000	\$1,290,000	\$1,116,000	\$1,972,000

***5 Acres on Lefler to go with house.**



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REAL ESTATE TAX INFO: 2023 Taxes (Payable in 2024).

	PARCEL #	ACRES	2023 REAL ESTATE TAX
Tract 1	01-09-300-002	122.87	\$4,483.54 36.49/Acre
Tract 2	01-09-100-002*	153.94	\$2,200 14.29/Acre
Tract 3	01-08-200-004	80.59	\$1,796.16
	01-08-100-003	152.38	\$4,279.92
	01-08-200-003	21.51	\$194.42
	Tract 3 Total:	254.48	\$6,270.50 24.64/Acre
	TOTAL	531.29	\$12,954.04 \$24.38/Acre

***Tract 2 Parcel 01-09-100-002 has a home with 5 acres being split off & sold separately. Total tax for this parcel is \$6,574.22. Approx. Tax on 153.54 acres without the house is \$2,200.**



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LEASE INFORMATION

ALL TRACTS (TILLABLE FARMLAND): Leased through 12-31-2027 on a variable Cash Rent lease based on price of corn. For 2025, Rent=\$330/Acre.

TRACT 2 (PASTURE): Leased through 10-1-2028 for \$50/Acre or \$2,500 in total.

HOUSE ON TRACT 1 (FRED): \$745/month or \$8,940/year.

MODULAR HOUSE ON TRACT 3 (VERLA): This is currently not rented. Previous tenants paid \$800/month on \$9600/year.

Terms of Sale

The annual Rental income for tillable and homes is to be prorated between the buyer & seller to the date of closing.

SURVEY: Seller is NOT providing a survey. Tracts are being sold based on the acres shown on Peoria County Tax Assessor Records. Seller does NOT guarantee the number of acres.

REAL ESTATE TAXES: Taxes to be prorated between the buyer & seller up to date of closing.

SELLER: The Emma J Weistart Revocable Trust



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Rent Payment Schedule

AVERAGE DEC. CORN FUTURES DURING MONTH OF FEB.	PER ACRE
\$3.99 or less	278
\$4.00-4.49	287
\$4.50-4.99	331
\$5.00-5.49	360
\$5.50-5.99	390
\$6.00 or more	404

2025 Corn Price is \$4.70 = \$92,299 or \$331/Acre

Rent payments:

- Jan. 1st
- April 1st
- July 1st



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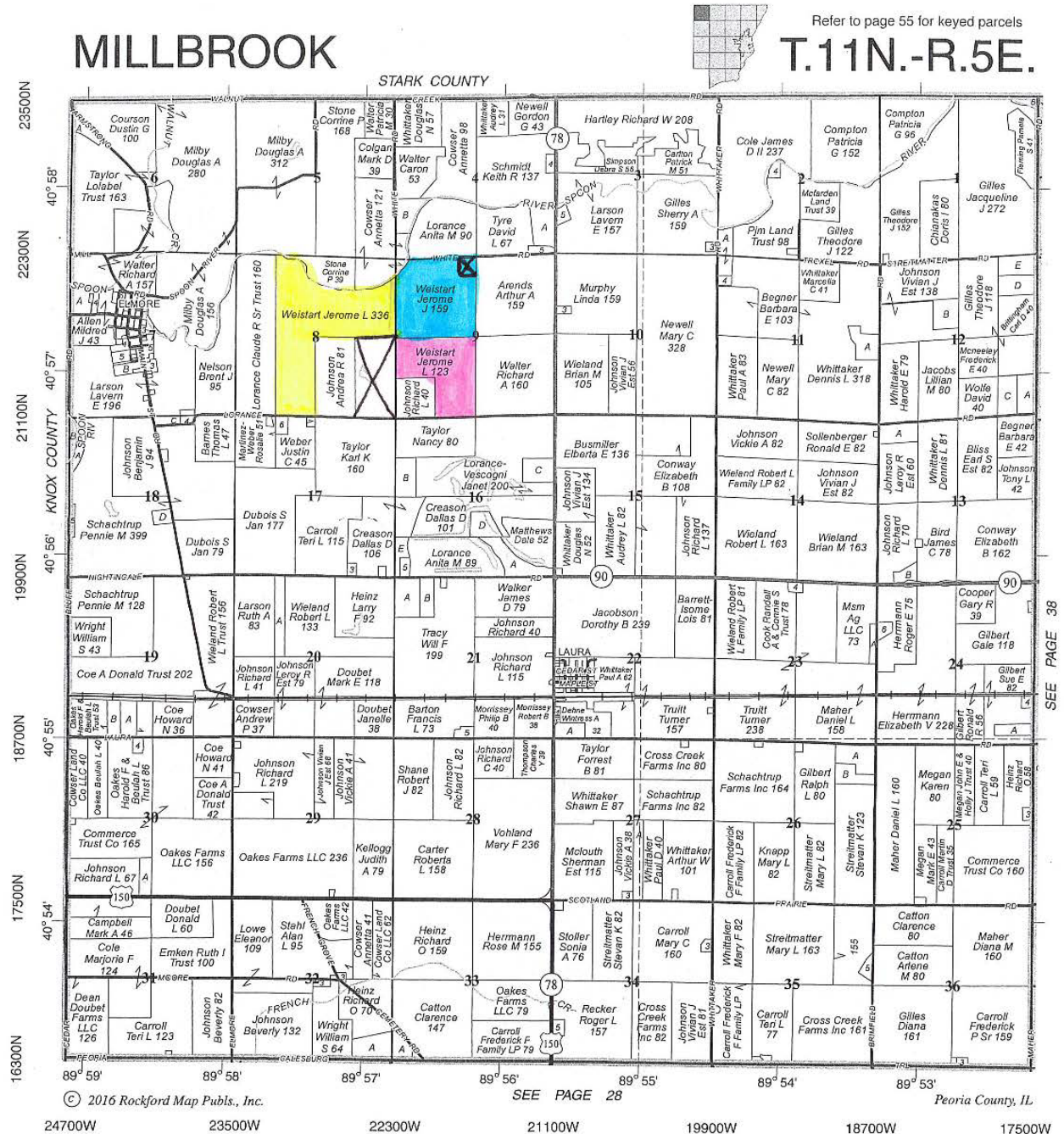
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Tract 1

Tract 2

Tract 3

*80 Acres in E ½ of SE ¼ Sec 8 is NOT included in this sale.

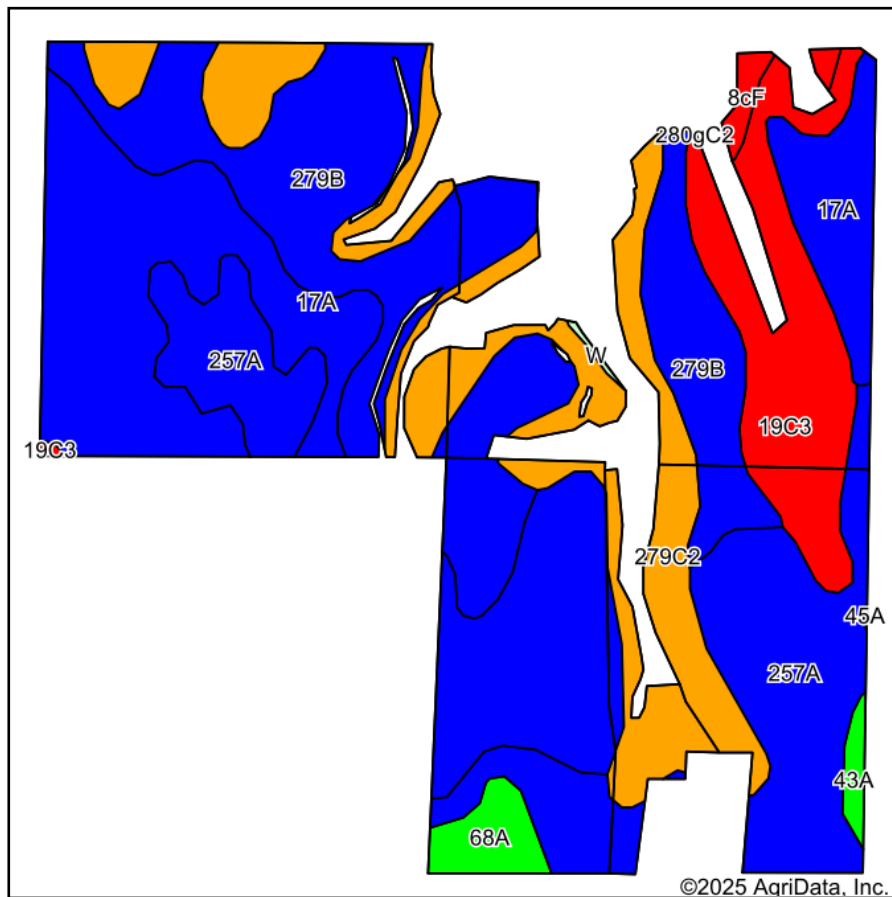


127 W Main St
PO Box 129
Toulon, IL 61483

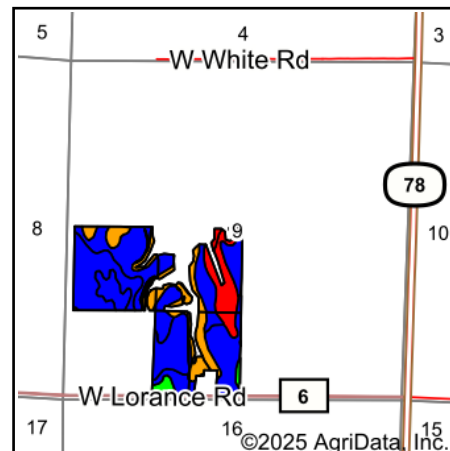
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Tract 1 (Fred) Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **9-11N-5E**
 Township: **Millbrook**
 Acres: **99.5**
 Date: **4/30/2025**



Area Symbol: IL143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
17A	Keomah silt loam, 0 to 2 percent slopes	28.58	28.8%		161	51	119	70
**279B	Rozetta silt loam, 2 to 5 percent slopes	24.42	24.5%		**161	**50	**118	78
257A	Clarksdale silt loam, 0 to 2 percent slopes	18.11	18.2%		174	56	128	74
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	15.45	15.5%		**153	**47	**112	63
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	9.75	9.8%		**128	**42	**95	61
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.81	1.8%		**192	**63	**143	75
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.71	0.7%		**89	**30	**68	13
43A	Ipava silt loam, 0 to 2 percent slopes	0.58	0.6%		191	62	142	77
W	Water	0.09	0.1%					
Weighted Average					159	50.2	117.1	*n 70.4

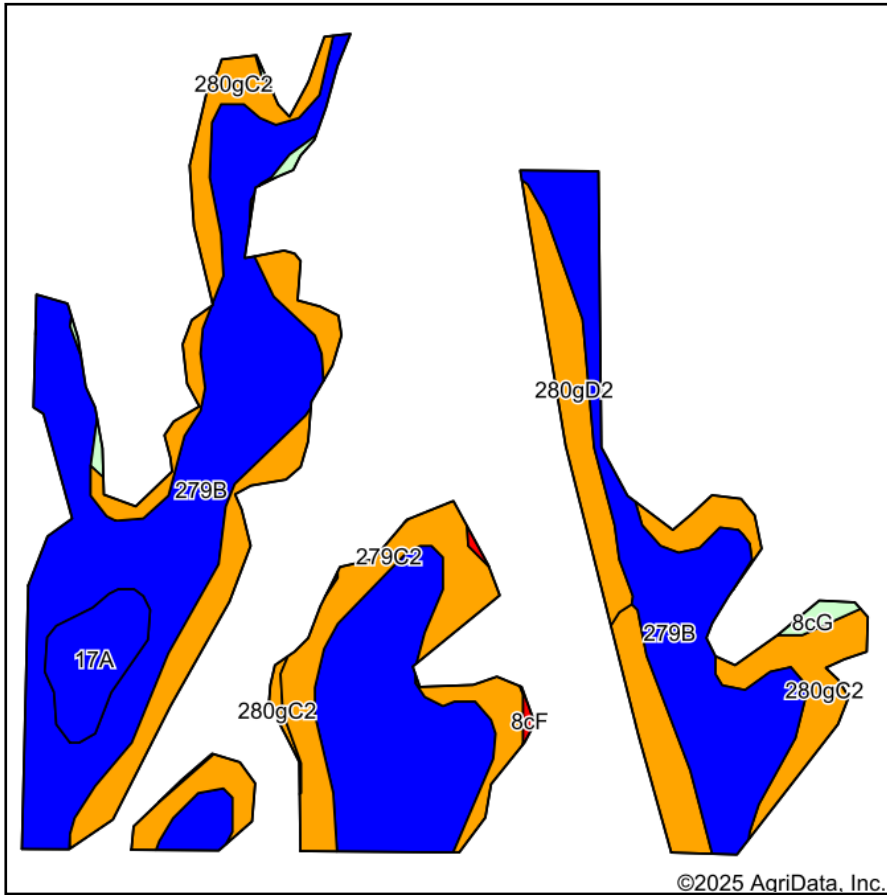
Table: Optimum Crop Productivity Ratings for Illinois Soil EFOTG are sourced from Bulletin 811 calculated Map Unit Base Yield Indices, and adjusted (Adj) for slope, erosion, flooding, and surface texture. Publication Date: 01-28-2025

Crop yields and productivity (B811 EFOTG) are maintained at the following USDA web site: 2023 Illinois Soil Productivity and Yield Indices: <https://efotg.sc.egov.usda.gov/#/state/IL/documents/section=2&folder=52809>

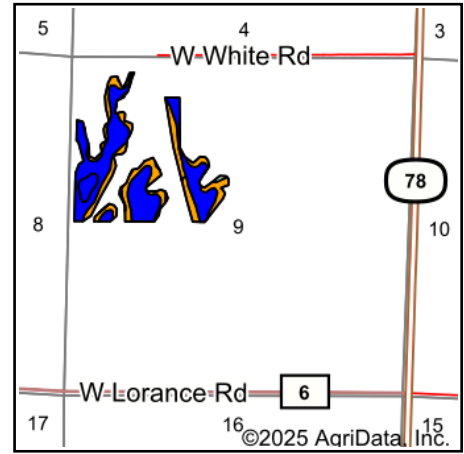
** Base indexes from Bulletin 811 adjusted for slope, erosion, flooding, and surface texture according to the Il. Soils EFOTG

*n: The aggregation method is "Weighted Average using all components"

Tract 2 (Lefler) Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **9-11N-5E**
 Township: **Millbrook**
 Acres: **47.45**
 Date: **4/30/2025**



Maps Provided By:

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Area Symbol: IL143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	28.33	59.8%		**161	**50	**118	78
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	9.46	19.9%		**153	**47	**112	63
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	4.98	10.5%		**155	**49	**113	66
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	2.28	4.8%		**145	**46	**106	60
17A	Keomah silt loam, 0 to 2 percent slopes	1.86	3.9%		161	51	119	70
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	0.44	0.9%		**58	**20	**44	14
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.10	0.2%		**89	**30	**68	13
Weighted Average					156.9	48.8	115	*n 71.8

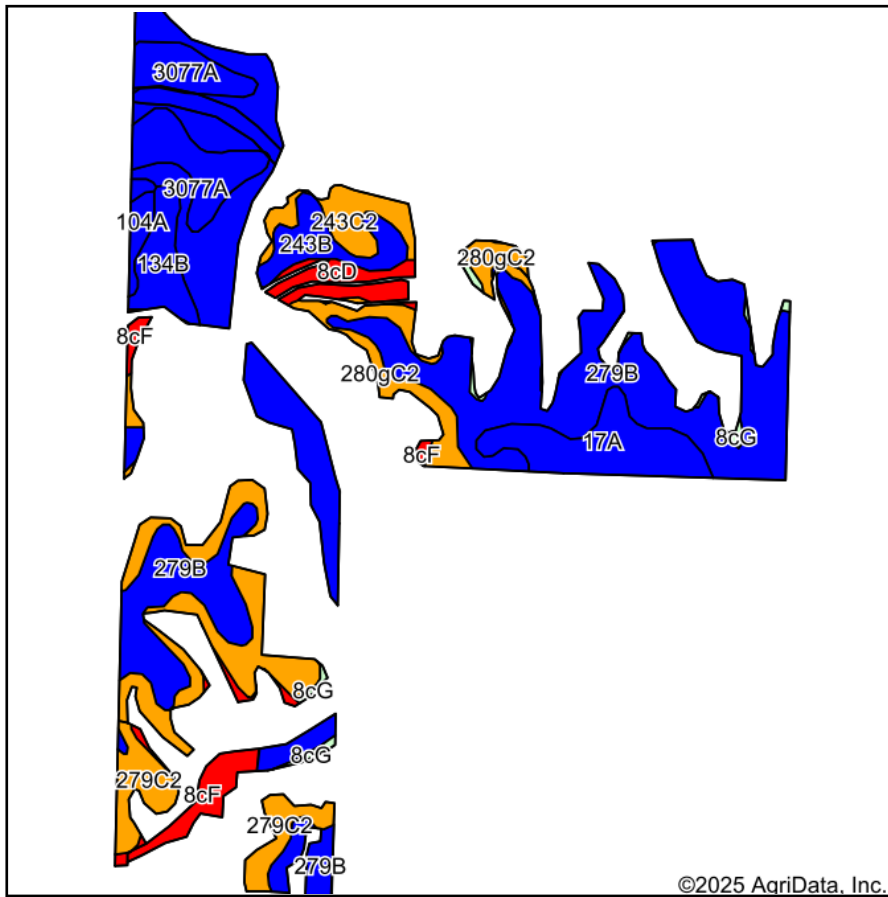
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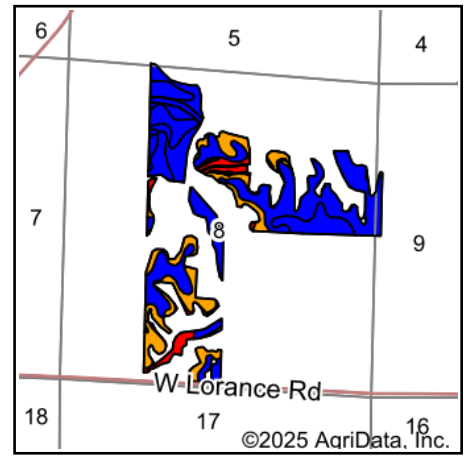
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Tract 3 (Verla) Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **8-11N-5E**
 Township: **Millbrook**
 Acres: **131.32**
 Date: **4/30/2025**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL143, Soil Area Version: 19								
Code	Soil Description	Acres	Percent of field	II. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	44.90	34.2%		**161	**50	**118	78
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	22.41	17.1%		**171	**55	**126	81
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	16.73	12.7%		**153	**47	**112	63
**3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	9.29	7.1%		**174	**55	**129	86
17A	Keomah silt loam, 0 to 2 percent slopes	8.33	6.3%		161	51	119	70
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	6.27	4.8%		**155	**49	**113	66
**243B	St. Charles silt loam, 2 to 5 percent slopes	4.46	3.4%		**166	**51	**121	76
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	4.35	3.3%		**89	**30	**68	13
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	4.16	3.2%		**156	**48	**113	67
**134B	Camden silt loam, 2 to 5 percent slopes	4.07	3.1%		**164	**50	**118	77
**8cD	Hickory silt loam, cool mesic, 10 to 18 percent slopes	3.54	2.7%		**112	**38	**86	66
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	1.31	1.0%		**58	**20	**44	14

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

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
104A	Virgil silt loam, 0 to 2 percent slopes	1.20	0.9%		182	56	132	84
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.30	0.2%		**170	**54	**125	44
Weighted Average					157.9	49.6	116	*n 72.5

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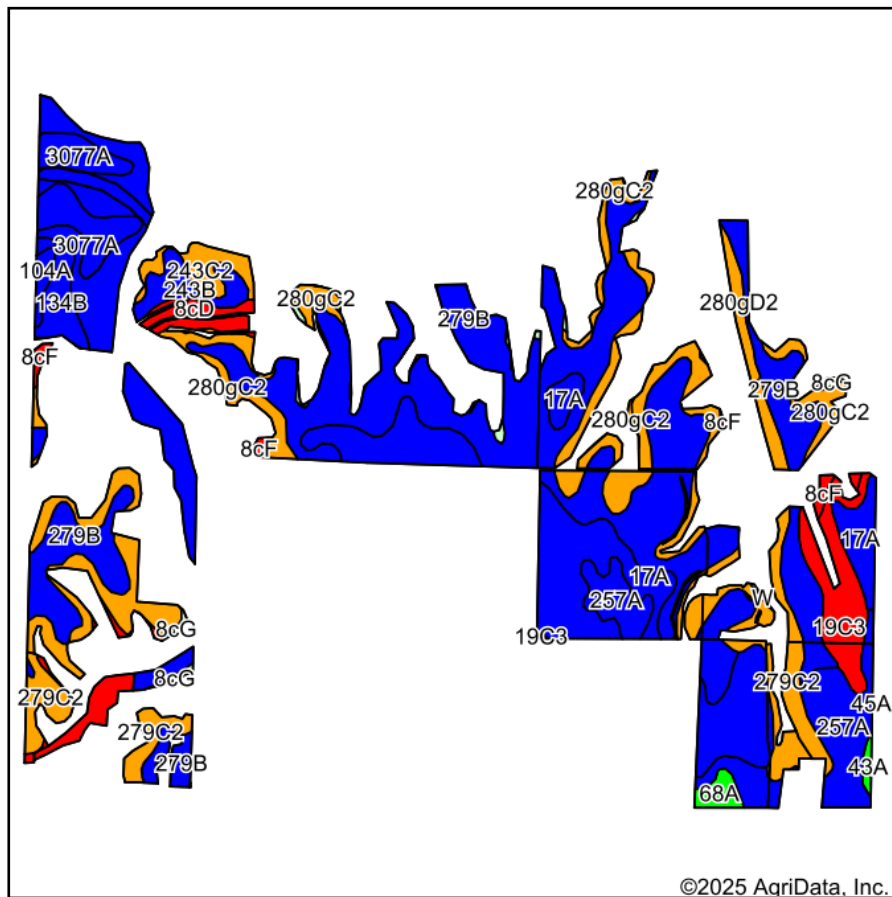
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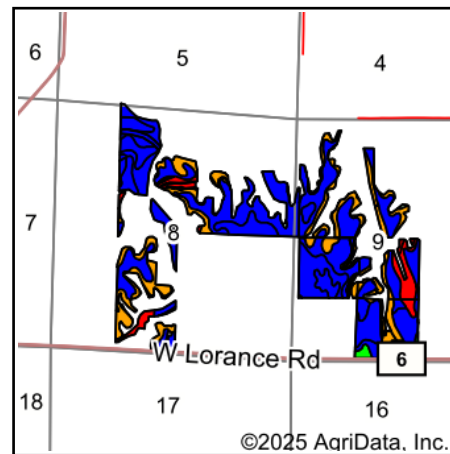
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Whole Soils Map



Soils data provided by USDA and NRCS.



State: **Illinois**
 County: **Peoria**
 Location: **8-11N-5E**
 Township: **Millbrook**
 Acres: **278.47**
 Date: **4/30/2025**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IL143, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**279B	Rozetta silt loam, 2 to 5 percent slopes	97.88	35.3%		**161	**50	**118	78
**279C2	Rozetta silt loam, 5 to 10 percent slopes, eroded	41.64	15.0%		**153	**47	**112	63
17A	Keomah silt loam, 0 to 2 percent slopes	38.74	13.9%		161	51	119	70
**3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	22.41	8.0%		**171	**55	**126	81
257A	Clarksdale silt loam, 0 to 2 percent slopes	18.11	6.5%		174	56	128	74
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	11.25	4.0%		**155	**49	**113	66
**19C3	Sylvan silty clay loam, 5 to 10 percent slopes, severely eroded	9.75	3.5%		**128	**42	**95	61
**3077A	Huntsville silt loam, 0 to 2 percent slopes, frequently flooded	9.29	3.3%		**174	**55	**129	86
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	5.16	1.9%		**89	**30	**68	13
**243B	St. Charles silt loam, 2 to 5 percent slopes	4.46	1.6%		**166	**51	**121	76
**243C2	St. Charles silt loam, 5 to 10 percent slopes, eroded	4.16	1.5%		**156	**48	**113	67

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Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management	*n NCCPI Soybeans
**134B	Camden silt loam, 2 to 5 percent slopes	4.07	1.5%		**164	**50	**118	77
**8cD	Hickory silt loam, cool mesic, 10 to 18 percent slopes	3.54	1.3%		**112	**38	**86	66
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	2.28	0.8%		**145	**46	**106	60
**68A	Sable silty clay loam, 0 to 2 percent slopes	1.81	0.6%		**192	**63	**143	75
**8cG	Hickory silt loam, cool mesic, 35 to 60 percent slopes	1.75	0.6%		**58	**20	**44	14
104A	Virgil silt loam, 0 to 2 percent slopes	1.20	0.4%		182	56	132	84
43A	Ipava silt loam, 0 to 2 percent slopes	0.58	0.2%		191	62	142	77
**3107A	Sawmill silty clay loam, 0 to 2 percent slopes, frequently flooded	0.30	0.1%		**170	**54	**125	44
W	Water	0.09	0.0%					
Weighted Average					158.1	49.7	116.2	*n 71.6

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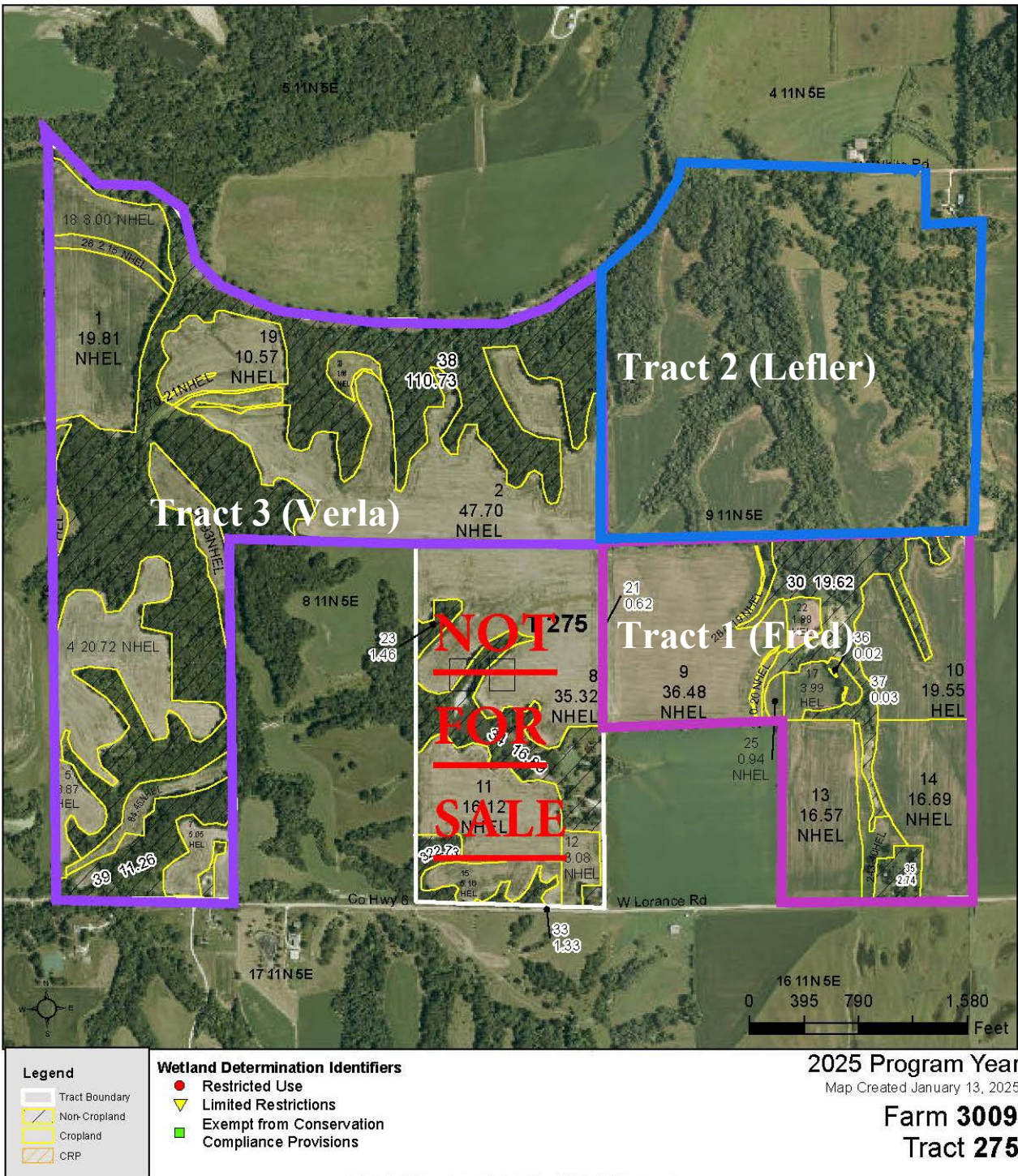
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United States
Department of
Agriculture

Peoria County, Illinois



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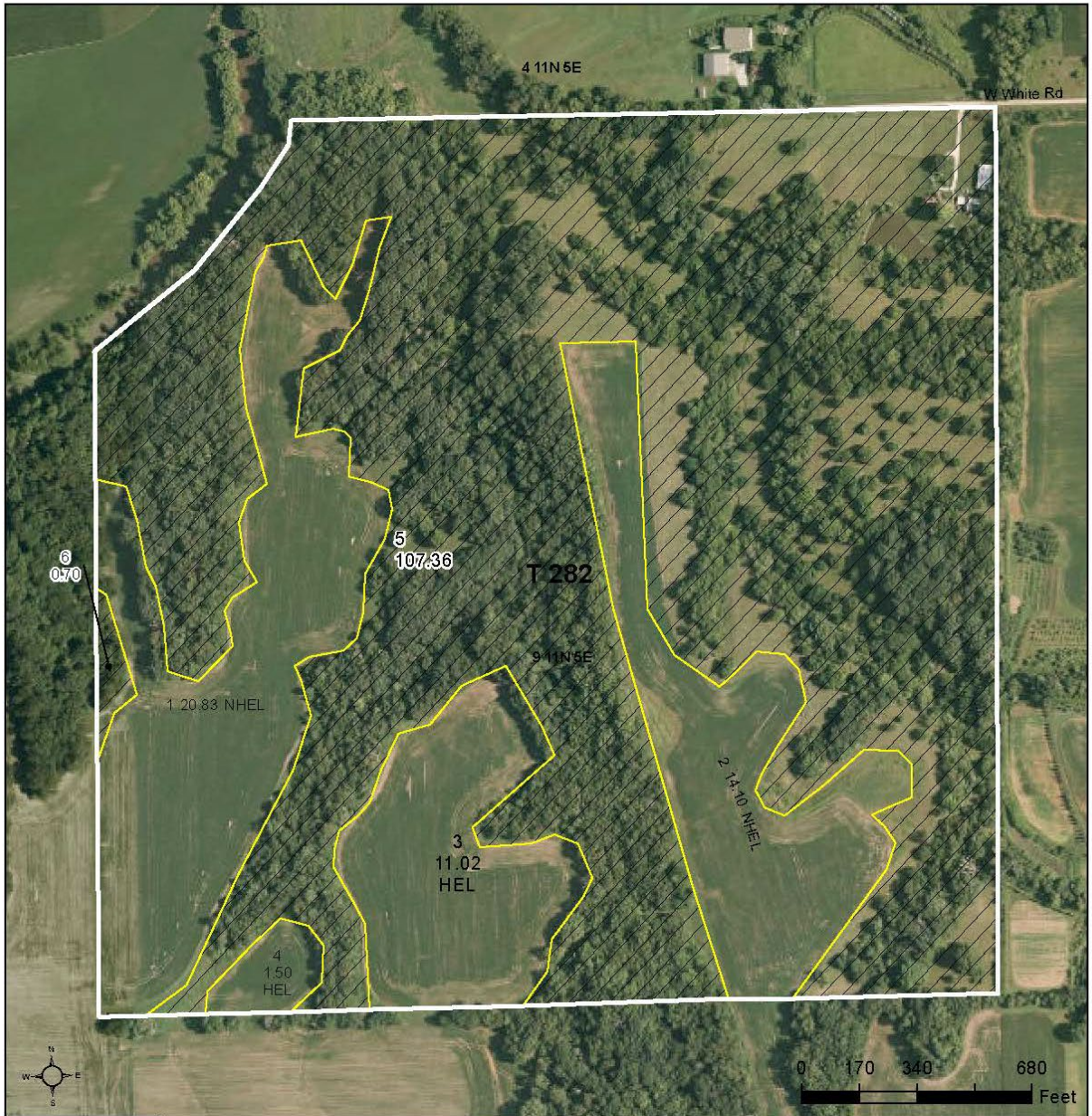
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United States
Department of
Agriculture

Peoria County, Illinois



Legend

- Tract Boundary
- Non-Cropland
- Cropland
- CRP

Wetland Determination Identifiers

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

2025 Program Year

Map Created January 13, 2025

Farm 1448
Tract 282

Tract Cropland Total: 47.45 acres

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TRACT 3 (VERLA)



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Leezer
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Modular House on Tract 3 (Verla)



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