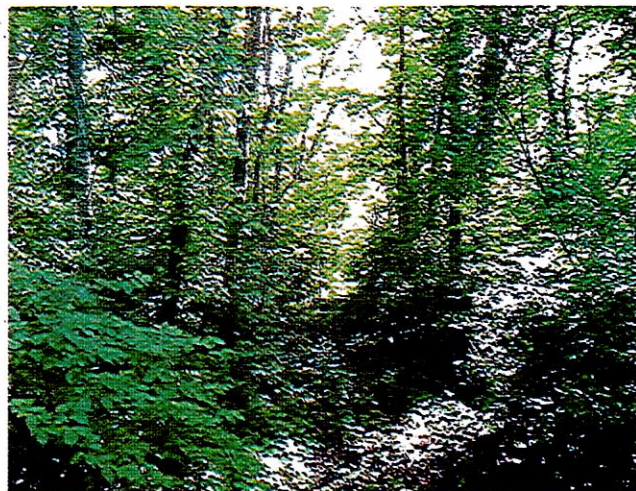


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HUNTING / HOMESITE PROPERTY  
JUST MINUTES FROM PEORIA



MLS 1195351

**Total Acres:** 35.65 acres

**Tillable Acres:** 13.18 acres

**Location:** 600 W. Lakeshore Drive  
Edelstein, IL 61526

**Brief Legal:** Part NW ¼ of NW ¼ Section 28,  
Hallock Township 11N 8E Peoria County

**Real Estate Taxes:** 2017/2018 \$284.48 Tax ID# 04-28-101-003

**Other Info:** A great piece of timber with 13 acres tillable. Fabulous location on Lakeshore Drive just minutes from Peoria. Tillable acres are rented for 2018, for \$1,779/yr. Timber is mature and offers outstanding deer hunting. 2 ground blinds and small hunting cabin included. Address # shown is approximate, as no 911 address has been assigned to this property. There is no survey and property is being sold as 35.65 acres M/L based on Peoria County tax assessor. There is a well on the property, condition is unknown. No lot line electricity, but the property to the East has electricity. 2018 rent is negotiable between Buyer and Seller depending on the timing of the sale.

**Asking Price:** \$205,000 or \$5,750/acre

# Aerial Map



**John Leezer, ALC**

(309) 286-2221

[www.illinoisfarms4sale.com](http://www.illinoisfarms4sale.com)

Maps Provided By:



map center: 40° 54' 48.97, -89° 35' 54.87

0ft 279ft 558ft



**28-11N-8E**  
**Peoria County**  
**Illinois**



6/13/2018

Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by University of Illinois at Champaign-Urbana.

# HALLOCK

MARSHALL COUNTY

Refer to pages 56 & 57 for keyed parcels

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

