



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



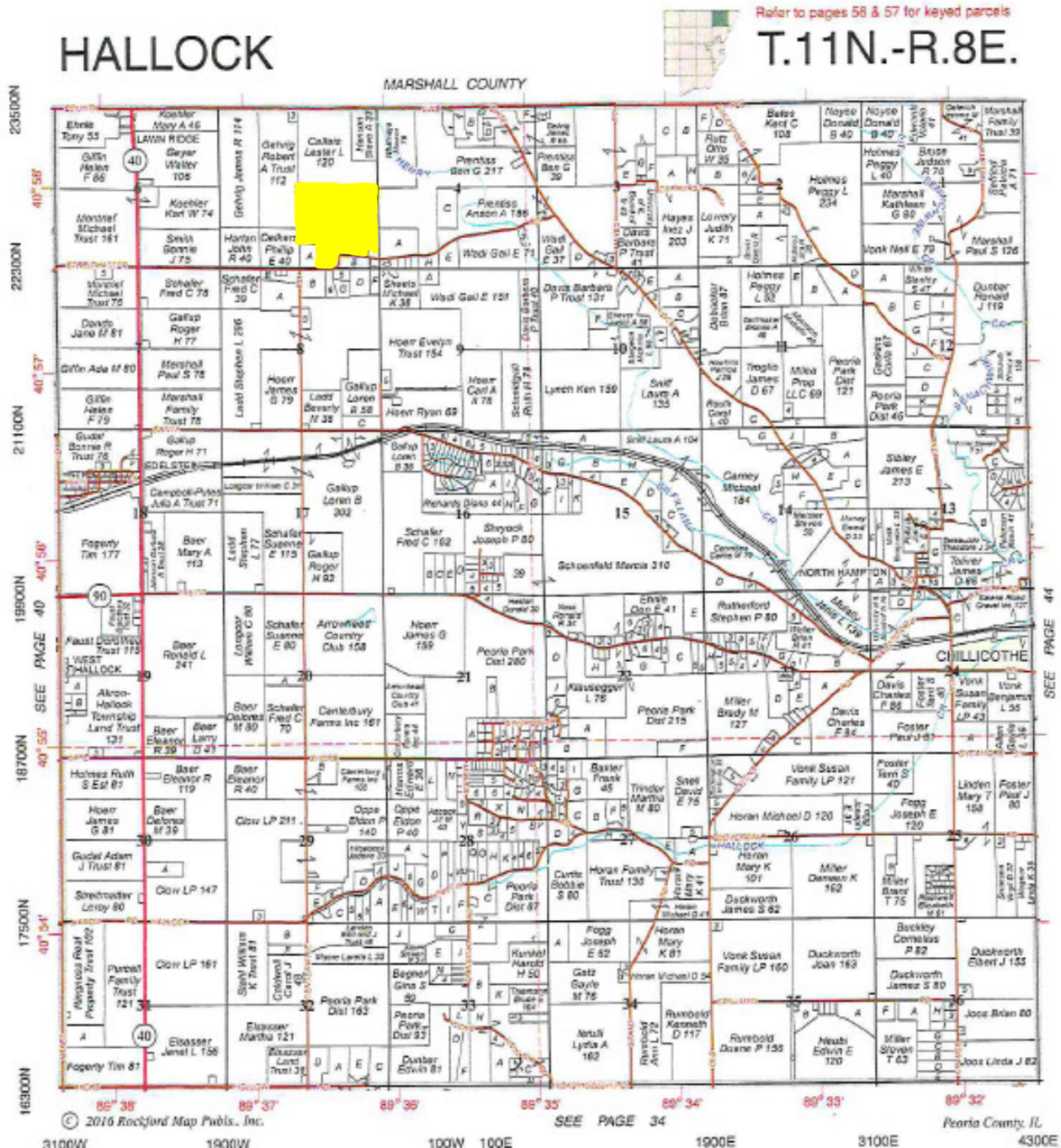
Parcel No.	Acres	2020 Taxes Pd	Per Acre
04-05-400-007	130	\$2,705.50	\$20.81

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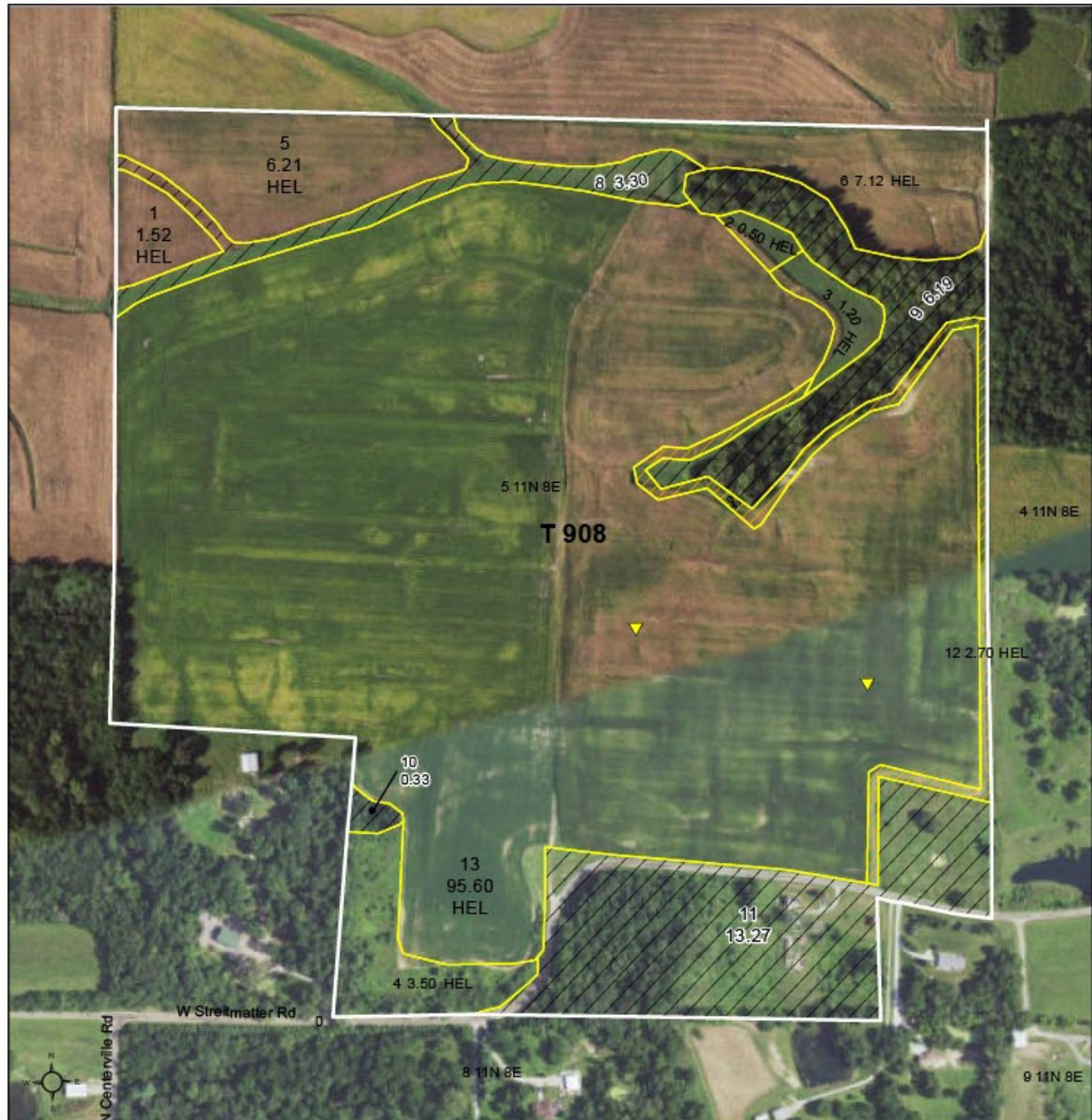


FOR SALE



United States
Department of
Agriculture

Peoria County, Illinois



Common Land Unit CRP
 Non-Cropland
 Cropland
 Tract Boundary
plss_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

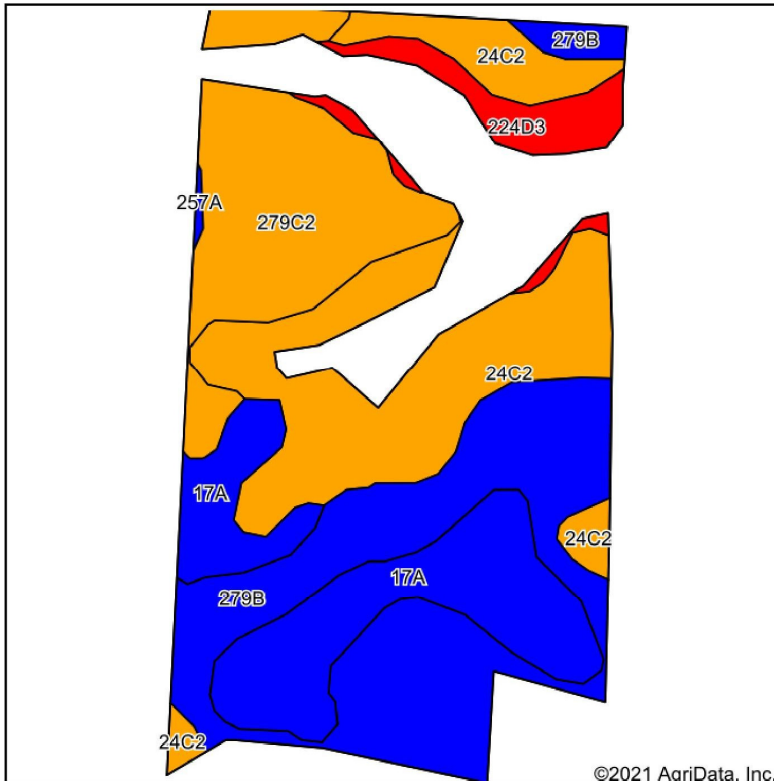
Tract Cropland Total: 118.35 acres

Farm 378
Tract 908

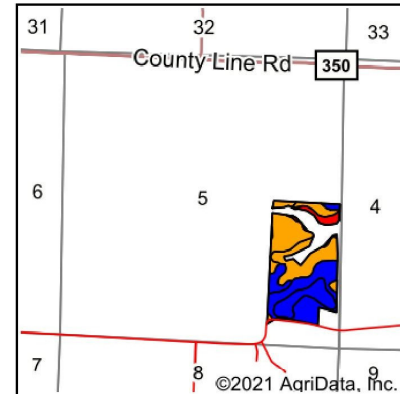
United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (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

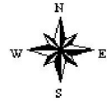
Soils Map



Soils data provided by USDA and NRCS.



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



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
Weighted Average					155.6	48.7	114.3

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

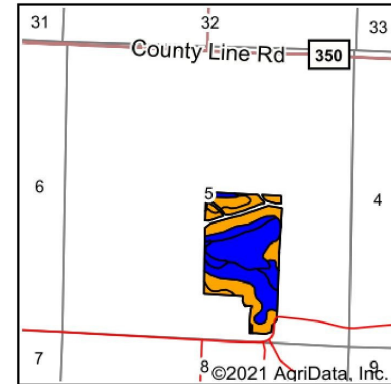
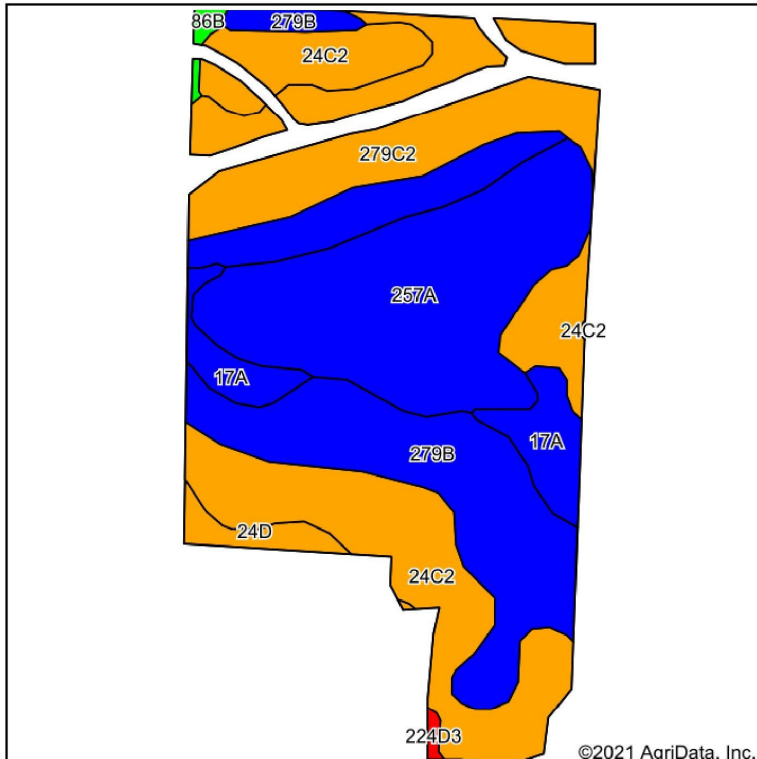
*c: Using Capabilities Class Dominant Condition Aggregation Method

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

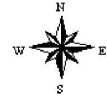
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WEST TRACT

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
Weighted Average					161.5	50.7	118.5

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](#)

Unbranded V Tour

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



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

Apprx Tillable	49.200	Apprx. Pasture Acres: 0.000	Apprx. # Wooded Acres: 6.00
Section:	SE 5	Township:	HALLOCK 11N
Principle Meridian #:	4	FSA Farm #:	378
Cropshare Lease:	No	Quiet Ten Farm	Yes
CRP:	Yes	Soil Type:	
Soil Index:		Mineral Rights:	Yes
# Yield/Acre - Corn:		# Yield/Acre - Milo:	
# Yield/Acre - Wheat:		# Yield/Acre - Oats:	
Corn Suitability Rating/PI:	114		

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

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

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

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

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

WEST TRACT



[Schedule a Showing](#)



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

Unbranded V Tour

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

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

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

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

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

Office Remarks

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

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

OLP:	\$742,000	Selling Agent:	Co-Sell Office:
Sold Price:		Selling Office:	How Sold:
Closing Date:		Co-Sell Agent:	Type of Sale
		DOM: 5	
		CDOM: 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
(insert name(s) of Licensee undertaking dual representation)
undertake a dual representation (represent both the seller or landlord and the buyer or tenant) 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 

Date: _____

DOCUMENT PRESENTED:

Date: _____

Broker/Licensee Initials: _____

Client Initials: _____