



FOR SALE

43 ACRES IN PEORIA COUNTY 8003 N Galena Road, Peoria, IL

Magnificent parcel of wooded land in great location on Galena Road.
- Great home site or recreational use. Adjacent to Detweiller Park -

- Location:** 8003 North Galena Rd (IL Rte 29)
Just south of Detweiller Park.
- Brief Legal:** Pt of the SW 1/4 Section 3 and Pt of the NW 1/4 Section 10
9N 8E, Richwoods Township, Peoria County, IL
- Zoning:** Estate and Residential District
- Survey:** Seller will be getting a survey.
Acres shown are from tax assessor's records.
- Taxes:** Taxes shown below include a house on the property, which
has been torn down. Taxes should decrease.
- Sellers:** Catholic Diocese of Peoria

LISTING PRICE: \$259,000 (\$5,768/acre)

BROKER FOR THE SELLER:
John Leezer, Broker
Jim Maloof Realtors
John@LeezerAgency.com
(309) 286-2221

Parcel No.	Acres	2022 Taxes Pd
14-03-351-001	10.76	\$2,142.58
14-10-101-014	32.441	\$2,038.00
TOTAL	43.201	\$4,180.58

**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.

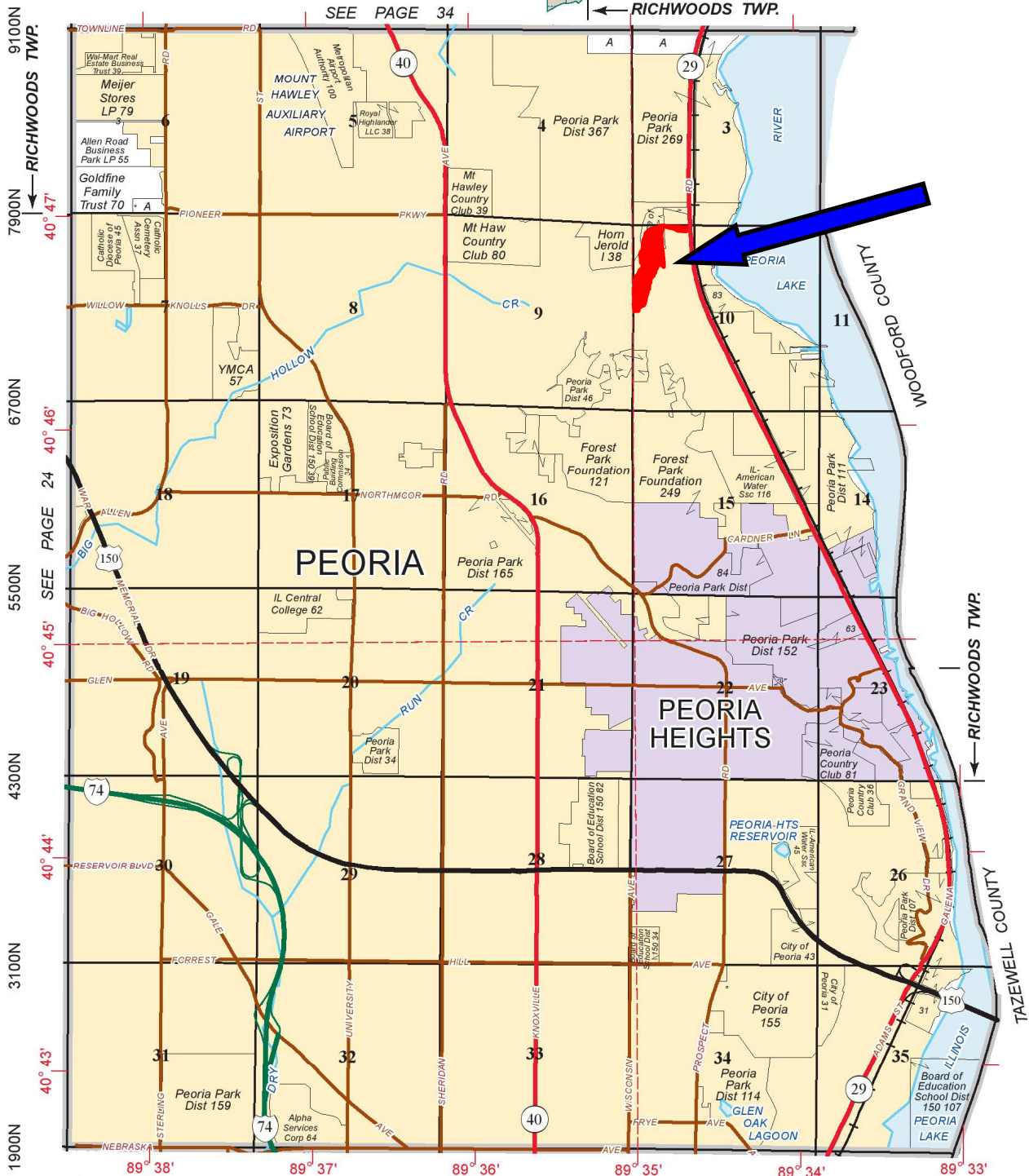
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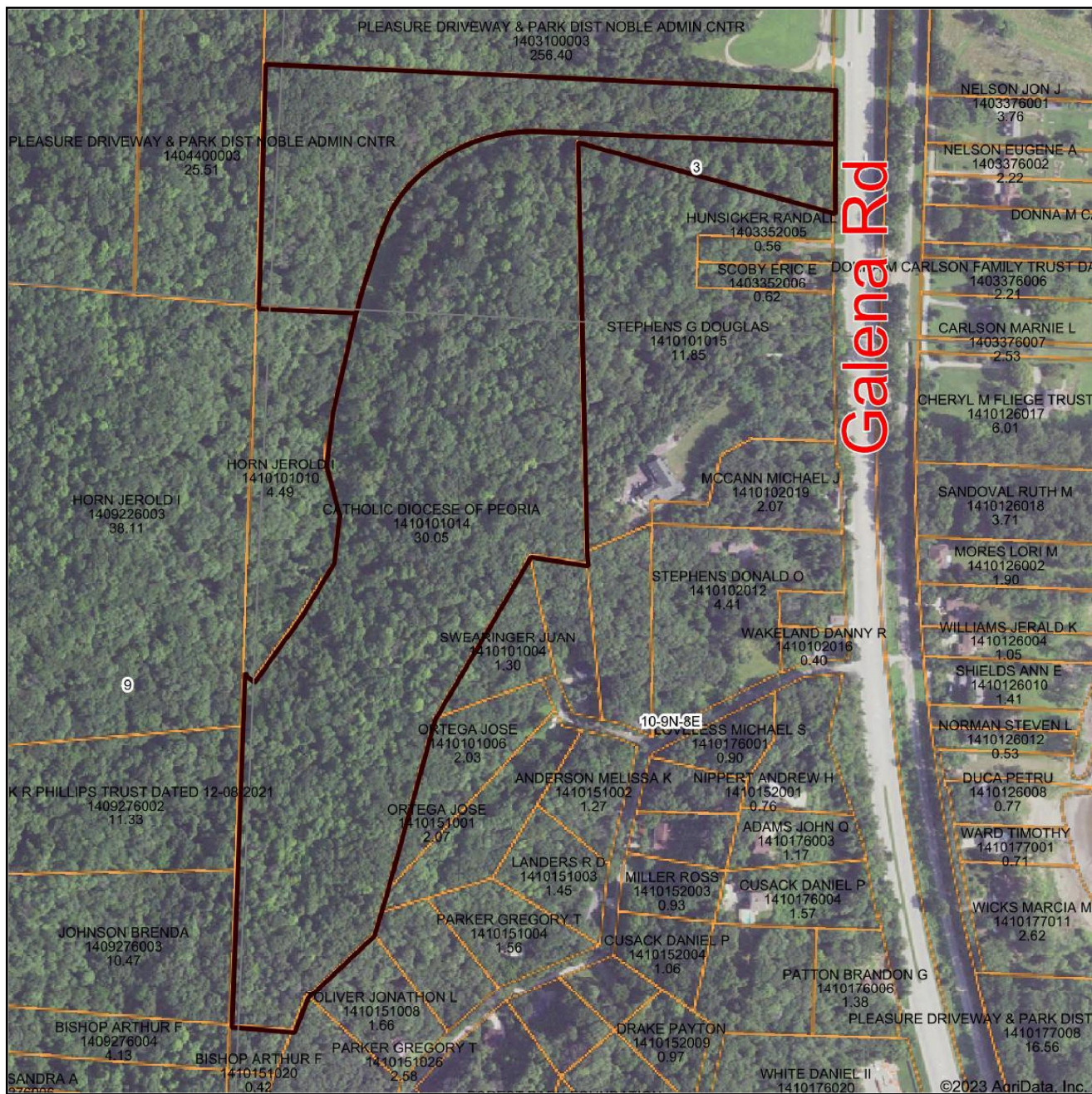
RICHWOODS EAST CENTRAL PART PEORIA CITY T.9N.-R.8E.

Refer to page 53 for keyed parcels



FOR SALE

Aerial Map





MLS #: PA1242270 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$259,000
Addr: 8003 N GALENA Road **# of Lots:**
City: Peoria **IL** **Zip Code:** 61615
County: Peoria **Subdivision:** Not Available
Type: FARMS **Ann Taxes:** \$4,180.58 **Tax Yr:** 2022
Parcel ID: 14-03-351-001 **Add'l Parcel IDs:** 14-10-101-014
Apprx. Acres: 43.400 **Apprx Lot Size:** Irregular - See Aerial
Legal: Pt of the SW 1/4 sec 3 and Pt of hte NW 1/4 sec 10 9N 8E Richwoods Twp Peoria County IL
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:**

Schedule a Showing

Directions: On the West side of Galena Road

Apprx Tillable Acres:	Apprx. Pasture Acres:	Apprx. # Wooded Acres: 39.00
Section: 3 and 10	Township: Richwood 9N	Range: 8E
Principle Meridian #: 4	FSA Farm #:	FSA Cropbase:
Cropshare Lease:	Quiet Ten Farm Rights: No	Corn Suitability Rating:
CRP: No	Soil Type:	Production Index:
Soil Index:	Mineral Rights: No	Tenant/Operator Name: None
# 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: \$0	Ann Assoc Fee: \$0	Zoning: Other	100-Yr Flood Plain: Unknown	High Schl: Peoria Heights
Repo: No	Short Sale: N	Elem School:		Mid Schl:

Agent Remarks

Public Remarks Located in Richwoods Township. Very nice tract of all wooded property located adjacent to Pleasure Driveway and Park District on Galena Road. Great place to build a home or use for recreation. Acres shown are from tax assessor records. Seller will be getting a survey. Taxes shown include a house on the property, which has been torn down. Therefore taxes will go down. List price is \$5,768.00 per acre. Zoning shows estate and residential district on the Peoria county website.

INFORMATION ON FILE	Aerial View
ROAD/ACCESS	Paved
MISCELLANEOUS	Near Recreation
UTILITIES AVAILABLE	Electricity/Lot Line
LOT DESCRIPTION	Wooded
TAX EXEMPTIONS	None
WATER/SEWER	No Sewer, No Water
AMENITIES	None
POSSIBLE FINANCING	Cash, Conventional
SHOWING INSTRUCTIONS	Other Shwing Instructions

Owner:	Also Ref MLS #:
LO: Jim Maloof/REALTOR - Phone: 309-286-2221	Off License # 477011919
LA: John A Leezer - Pref: 309-286-2221	Appointment Desk Phone:
LA Email: john@leezeragency.com	LD: 5/5/2023
CLA: Ben Leezer - Pref: 309-338-1270	XD: 11/5/2023
OLA:	Agent Designated MB: Yes
Comp: 2.0 Dual/Var: No Listing Type: Exclusive Right to Sell Agent Owned: N	Agent Related to Owner: N

OLP: \$259,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 0 CDOM: 0
Conc. \$:	Sold Conc. Info:	Selling Team:



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 (insert name(s) of Licensee undertaking dual representation) ("Licensee"), may

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 _____

CLIENT _____

Date: _____

Date: _____

LICENSEE [Signature] _____

Date: _____

DOCUMENT PRESENTED:
Date: _____
Broker/Licensee Initials: _____
Client Initials: _____