



## FOR SALE

### 52.79 ACRES IN PEORIA COUNTY 2.5 Miles West of Peoria, IL

Great place to build a house or use for recreational purposes with 29 acres tillable and approximate 24 acres of timber. Brimfield School District.

**Size:**      **Total Acres:**      52.79 M/L      **Tillable Acres:**      29 M/L  
                 **PI:**                      126                      **Timber Acres:**      24 M/L

**Location:**                      Approximately 2.5 miles west of Peoria at the NW corner of IL Route 8 (W Southport Rd) and N Heinz Rd.

**Brief Legal:**                      Part of the SW1/4 of Section 21, Kickapoo Township  
   T9N R7E, Peoria County, IL

**Survey:**                              No survey has been done.  
   Acres shown are from tax assessor's records.

**Lease:**                                The tillable acreage is leased for 2023.  
   The rent for 2023 is negotiable between buyer and seller depending on timing of sale.

**Sellers:**                              Catholic Diocese of Peoria

**LISTING PRICE: \$462,000      (\$8,750/acre)**

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

Parcel No.	Acres	2022 Taxes Pd
13-21-300-005	52.54	\$ 1,183.82
13-21-300-004	0.25	\$ 359
<b>TOTAL</b>	<b>52.79</b>	<b>\$ 1,542.82</b>

**For more info: John A Leezer, Designated Managing Broker;  
JimMalooof/REALTOR®**

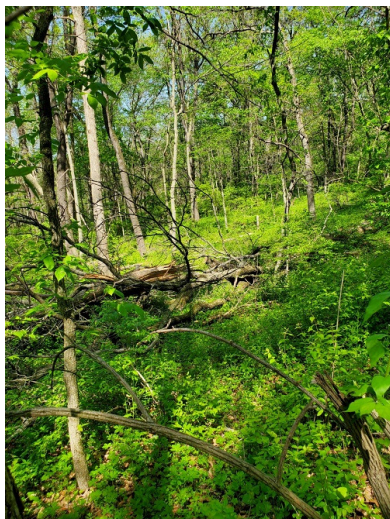
**(309) 286-2221      John@LeezerAgency.com  
www.JohnLeezer.com**

**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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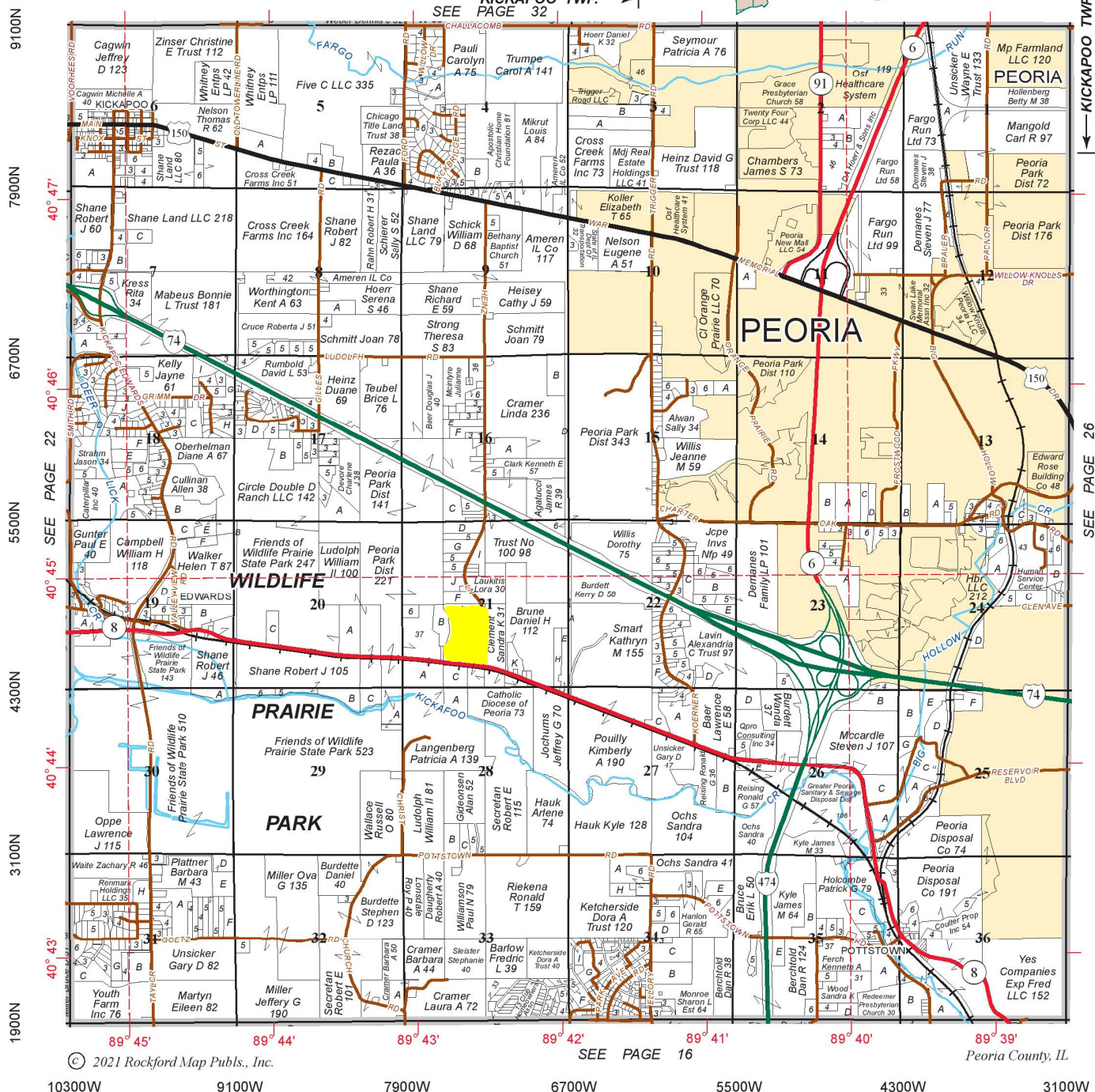


# KICKAPOO

WEST CENTRAL  
PART

# PEORIA CITY

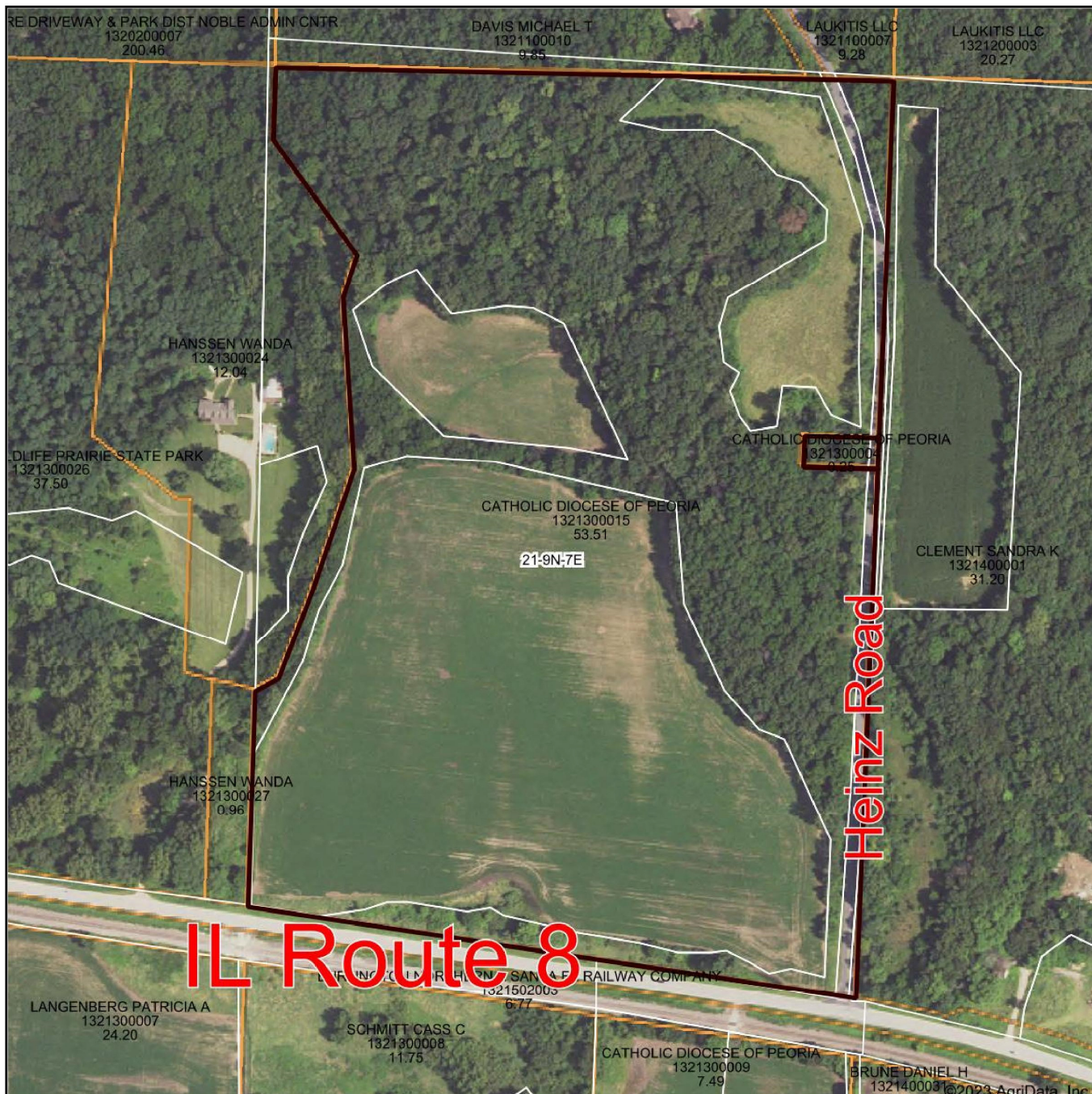
T.9N.-R.7E.





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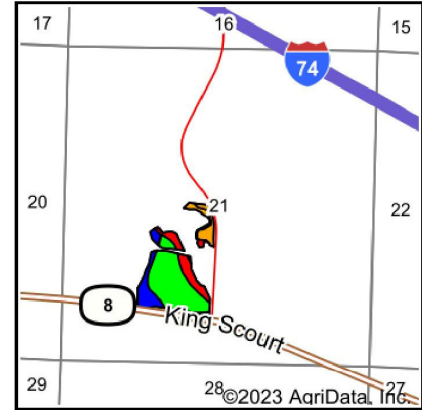
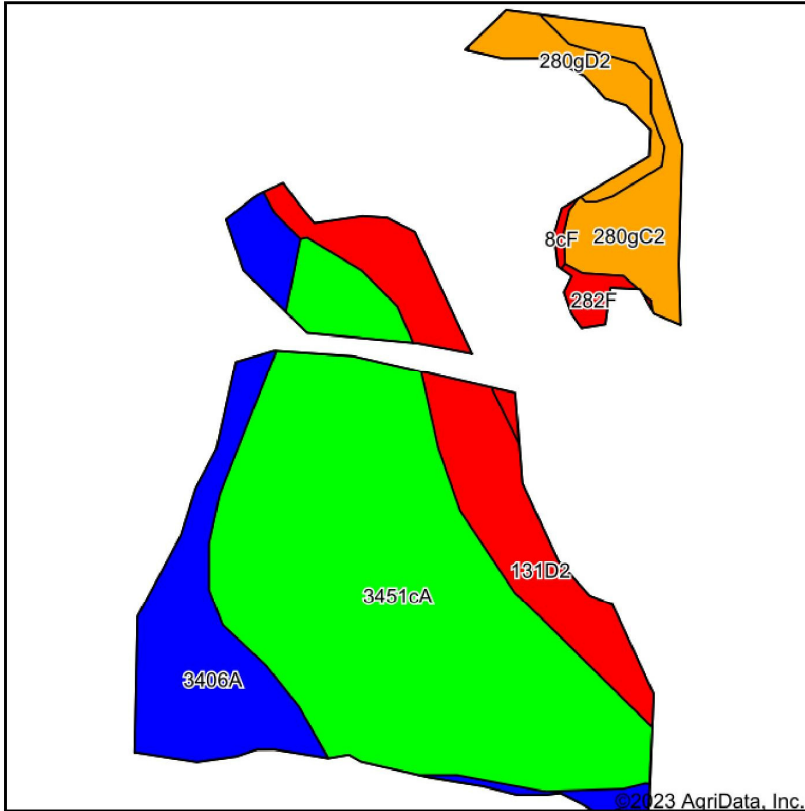
### Aerial Map





# FOR SALE

## Soils Map



State: **Illinois**  
 County: **Peoria**  
 Location: **21-9N-7E**  
 Township: **Kickapoo**  
 Acres: **28.97**  
 Date: **2/10/2023**



Maps Provided By:



**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2021 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IL143, Soil Area Version: 17							
Code	Soil Description	Acres	Percent of field	Il. State Productivity Index Legend	Corn Bu/A	Soybeans Bu/A	Crop productivity index for optimum management
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	16.03	55.3%		190	61	140
3406A	Paxico silt loam, 0 to 2 percent slopes, frequently flooded	4.48	15.5%		166	51	120
**131D2	Alvin fine sandy loam, 10 to 18 percent slopes, eroded	4.37	15.1%		**134	**44	**99
**280gC2	Fayette silt loam, glaciated, 5 to 10 percent slopes, eroded	2.16	7.5%		**155	**49	**113
**280gD2	Fayette silt loam, glaciated, 10 to 18 percent slopes, eroded	1.12	3.9%		**149	**47	**109
**282F	Chute loamy fine sand, 15 to 35 percent slopes	0.40	1.4%		**78	**27	**60
3028A	Jules silt loam, 0 to 2 percent slopes, frequently flooded	0.34	1.2%		170	52	122
**8cF	Hickory silt loam, cool mesic, 18 to 35 percent slopes	0.07	0.2%		**86	**29	**65
Weighted Average					171.6	54.8	126

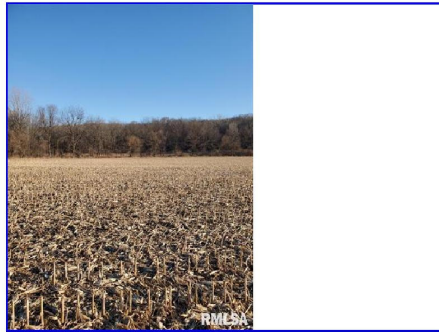
**Table: Optimum Crop Productivity Ratings for Illinois Soil by K.R. Olson and J.M. Lang, Office of Research, ACES, University of Illinois at Champaign-Urbana.** Version: 1/2/2012 Amended Table S2 B811

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

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





**MLS #:** PA1242272      **St:** Active      **Cat:** Lots/Acres/Farms      **LP:** \$462,000  
**Addr:** 00 HEINZ Road      **# of Lots:**  
**City:** Peoria      IL      **Zip Code:** 61601  
**County:** Peoria      **Subdivision:** Kickapoo  
**Type:** FARMS      **Ann Taxes:** \$1,542.82      **Tax Yr:** 2022  
**Parcel ID:** 13-21-300-004      **Add'l Parcel IDs:** 13-21-300-015  
**Apprx. Acres:** 52.790      **Apprx Lot Size:** Irr - See Aerial  
**Legal:** Pt of the SW 1/4 of Section 21 9N 7E 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:**

**Directions:** 3 miles West of Peoria at the NE corner of IL Rt 8 and Heinz Road

<b>Apprx Tillable Acres:</b> 29.020	<b>Apprx. Pasture Acres:</b>	<b>Apprx. # Wooded Acres:</b> 24.00
<b>Section:</b> SW 21	<b>Township:</b> Kickapoo, 9N	<b>Range:</b> 7E
<b>Principle Meridian #:</b> 4	<b>FSA Farm #:</b> 5697	<b>FSA Cropbase:</b>
<b>Cropshare Lease:</b> Yes	<b>Quiet Ten Farm Rights:</b> No	<b>Corn Suitability Rating:</b> 126
<b>CRP:</b> No	<b>Soil Type:</b> Lawson, Paxico, Alvin, & Others	<b>Production Index:</b> 126
<b>Soil Index:</b>	<b>Mineral Rights:</b> Yes	<b>Tenant/Operator Name:</b> Tenant
<b># Yield/Acre - Corn:</b>	<b># Yield/Acre - Milo:</b>	<b># Yield/Acre - Soybeans:</b>
<b># Yield/Acre - Wheat:</b>	<b># Yield/Acre - Oats:</b>	<b># Yield/Acre - Other:</b>
<b>Corn Suitability Rating/PI:</b> 126		

<b>Mo Assn Fee:</b> \$0	<b>Ann Assoc Fee:</b> \$0	<b>Zoning:</b> Agricultural	<b>100-Yr Flood Plain:</b> Unknown	<b>High Schl:</b> Brimfield
<b>Repo:</b> No	<b>Short Sale:</b> N	<b>Elem School:</b>		<b>Mid Schl:</b>

**Agent Remarks**

**Public Remarks** Very nice farm at the corner of IL Rt 8 and Heinz Road - West of Peoria. Possibilities are endless: home site, recreational, farming, cash rent income. These don't come on the market very often. The tillable part is rented for 2023. Sharing of the rent with buyer is negotiable depending on timing of sale. Acres shown are from tax assessor records. No survey has been done. List price is \$8750 per acre.

<b>INFORMATION ON FILE</b>	<b>Aerial View, Aerial View/FSA, Soil Type</b>
<b>ROAD/ACCESS</b>	<b>Paved</b>
<b>MISCELLANEOUS</b>	<b>Close to Shopping</b>
<b>UTILITIES AVAILABLE</b>	<b>Electricity/Lot Line</b>
<b>LOT DESCRIPTION</b>	<b>Corner, Wooded, Agricultural, Timber/Partial</b>
<b>TAX EXEMPTIONS</b>	<b>None</b>
<b>WATER/SEWER</b>	<b>No Sewer, No Water</b>
<b>AMENITIES</b>	<b>None</b>
<b>POSSIBLE FINANCING</b>	<b>Cash, Conventional</b>
<b>SHOWING INSTRUCTIONS</b>	<b>Other Shwing Instructions</b>

<b>Owner:</b>	<b>Also Ref MLS #:</b>
<b>LO:</b> Jim Maloof/REALTOR - Phone: 309-286-2221	<b>Off License #</b> 477011919
<b>LA:</b> John A Leezer - Pref: 309-286-2221	<b>Agt License #</b> 471003305
<b>LA Email:</b> john@leezeragency.com	<b>LD:</b> 5/5/2023
<b>CLA:</b> Ben Leezer - Pref: 309-338-1270	<b>XD:</b> 11/5/2023
<b>OLA:</b>	<b>Agent Designated MB:</b> Yes
<b>Comp:</b> 2.0	<b>Agent Related to Owner:</b> N
<b>Dual/Var:</b> No	
<b>Listing Type:</b> Exclusive Right to Sell	
<b>Agent Owned:</b> N	
<b>OLP:</b> \$462,000	<b>Co-Sell Office:</b>
<b>Sold Price:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>DOM:</b> 0 <b>CDOM:</b> 0
<b>Conc. \$:</b>	<b>Selling Team:</b>
<b>Co-Sell Agent:</b>	
<b>Sold Conc. Info:</b>	





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 \_\_\_\_\_

Date: \_\_\_\_\_

CLIENT \_\_\_\_\_

Date: \_\_\_\_\_

LICENSEE John Leezer

Date: \_\_\_\_\_

**DOCUMENT PRESENTED:**

Date: \_\_\_\_\_

Broker/Licensee Initials: \_\_\_\_\_

Client Initials: \_\_\_\_\_