



FOR SALE

84.09 ACRES IN PEORIA COUNTY 3 Miles West of Peoria, IL

Lots of potential for this farm. A mix of tillable and timber provides great hunting and income. Some of the timber may be able to be cleared for additional tillable. Located close to Wildlife Prairie Park.

- Location:** Approximately 3 miles west of Peoria on IL Route 8, on south side of road near intersection with N Heinz Rd.
- Survey:** No survey has been done.
Acres shown are from tax assessor's records.
- Lease:** Ownership of 2023 crop is negotiable.
- Brief Legal:** Part of the SW1/4 of Section 21, Kickapoo Township T9N R7E, Peoria County, IL
- Sellers:** Catholic Diocese of Peoria

Parcel No.	Acres	2022 Taxes Pd
13-21-300-009	7.48	\$148.10
13-21-400-028	4.09	\$149.32
13-28-200-001	45.17	\$1,145.60
13-28-200-006	15.06	\$395.78
13-28-100-003	12.29	\$313.56
TOTAL	84.09	\$2,152.36

ACREAGE	
Total Acres	84.09
FSA Tillable	55.06
PI	124.7
Pt N 1/2 of Sec 28 and Pt of S 1/2 of Sec 20 21-9N-7E Kickapoo Twp	

LISTING PRICE: \$639,000 (\$7,599/acre)

**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.



FOR SALE



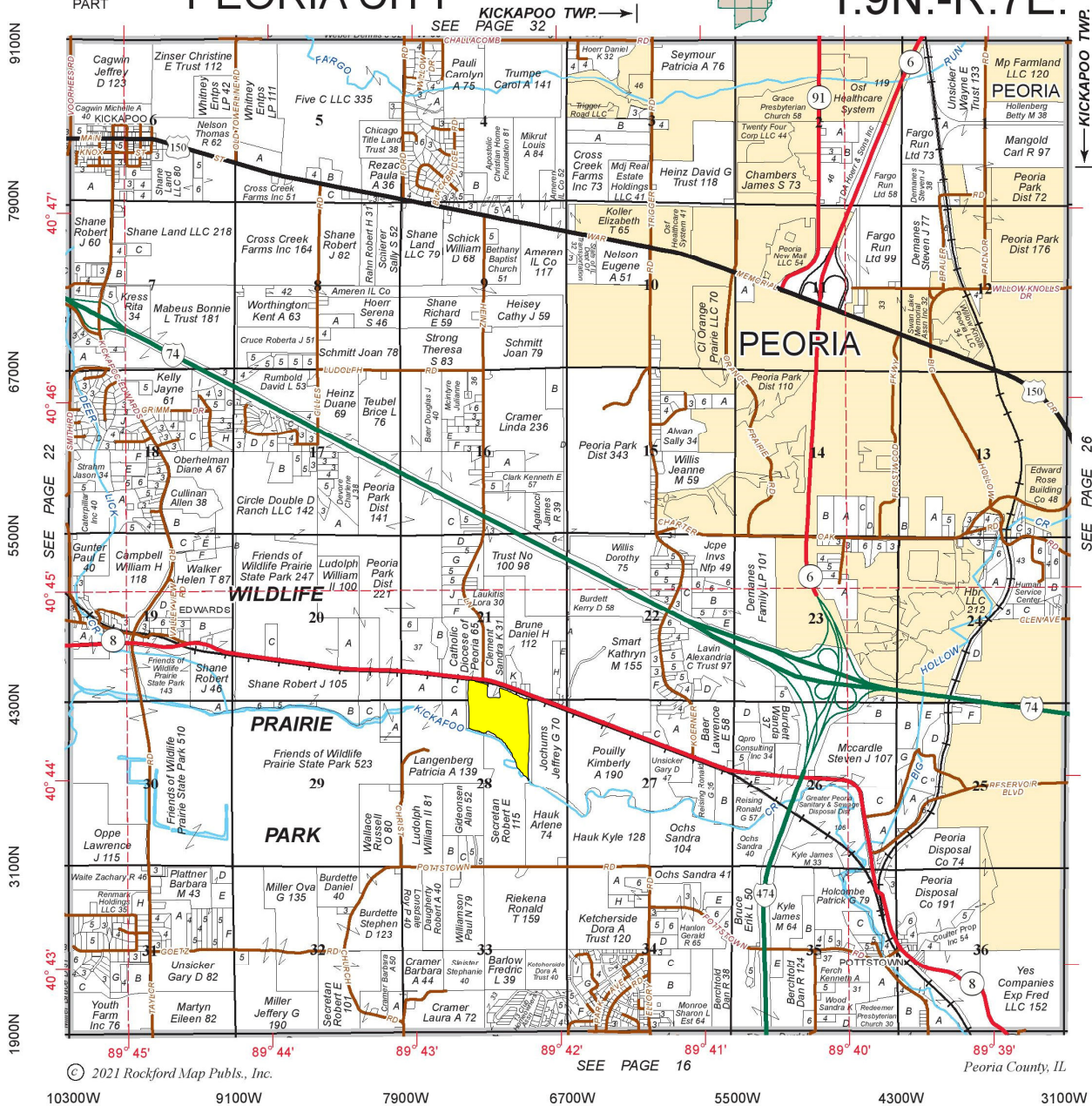
**For more info: John A Leezer, Designated Managing Broker;
JimMalooof/REALTOR®
(309) 286-2221 John@LeezerAgency.com
www.JohnLeezer.com**

FOR SALE

KICKAPOO
WEST CENTRAL PART
PEORIA CITY

Refer to page 53 for keyed parcels

T.9N.-R.7E.



For more info: **John A Leezer, Designated Managing Broker;**
JimMalooof/REALTOR®
(309) 286-2221 John@LeezerAgency.com
www.JohnLeezer.com

FOR SALE



Common Land Unit Tract Boundary

Non-Cropland

Cropland

Wetland Determination Identifiers

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

Tract Cropland Total: 26.50 acres

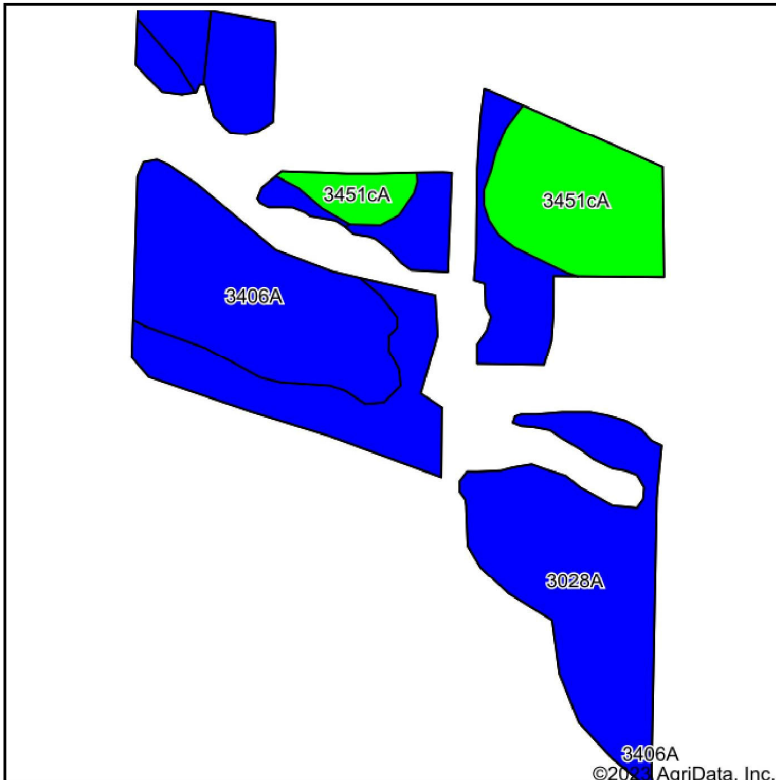
2023 Program Year
Map Created November 02, 2022

Farm 5697
Tract 2079

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).

FOR SALE

Soils Map



State: **Illinois**
 County: **Peoria**
 Location: **21-9N-7E**
 Township: **Kickapoo**
 Acres: **55.01**
 Date: **2/10/2023**



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
3028A	Jules silt loam, 0 to 2 percent slopes, frequently flooded	31.34	57.0%		170	52	122
3406A	Paxico silt loam, 0 to 2 percent slopes, frequently flooded	13.88	25.2%		166	51	120
3451cA	Lawson silt loam, cool mesic, 0 to 2 percent slopes, frequently flooded	9.79	17.8%		190	61	140
Weighted Average					172.6	53.3	124.7

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.

For more info: John A Leezer, Designated Managing Broker;
JimMaloof/REALTOR®
 (309) 286-2221 John@LeezerAgency.com
www.JohnLeezer.com



MLS #: PA1243847 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$639,000
Addr: 00 IL Route 8 **# of Lots:** 5
City: Peoria **IL** **Zip Code:** 61601
County: Peoria **Subdivision:** Village of Kickapoo
Type: FARMS **Ann Taxes:** \$2,152.36 **Tax Yr:** 2022
Parcel ID: 13-21-300-009 **Add'l Parcel IDs:** 13-21-400-028, 13-28-100-003.
Apprx. Acres: 84.090 **Apprx Lot Size:** See GIS
Legal: PT N 1/2 OF SEC 28 & PT S 1/2 SECT 21, 9N 7E KICKAPOO TWNSP
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: 3 miles W of Peoria on IL Route 8, S side of road near intersection Heinz Road

Apprx Tillable	55.060	Apprx. Pasture Acres:		Apprx. # Wooded Acres:	30.00
Section:	21, 28	Township:	Kickapoo 9N	Range:	7E
Principle Meridian #:	4	FSA Farm #:	5697	FSA Cropbase:	
Cropshare Lease:	No	Quiet Ten Farm	Yes	Corn Suitability Rating:	124
CRP:	No	Soil Type:	Jules, Paxico, Lawson	Production Index:	
Soil Index:		Mineral Rights:	Yes	Tenant/Operator Name:	Tenant
# Yield/Acre - Corn:		# Yield/Acre - Milo:		# Yield/Acre - Soybeans:	
# Yield/Acre - Wheat:		# Yield/Acre - Oats:		# Yield/Acre - Other:	
Corn Suitability Rating/PI:	124				

Mo Assn Fee: \$0	Ann Assoc Fee: \$0	Zoning: Agricultural	100-Yr Flood	Yes	High Schl: Brimfield
Repo: No	Short Sale: N	Elem School:			Mid Schl:

Agent Remarks Since there is no house on this property, there is no 911 address. The address shown is not correct.
Public Remarks Lots of potential for this farm. Mix of tillable and timber provides great hunting and income. Some of the timber maybe able to be cleared for additional tillable. Since there is no house on this property, there is no 911 address. The address shown is not correct. The 2023 crop is negotiable with the offer.

INFORMATION ON FILE	Aerial View/FSA, Soil Type
ROAD/ACCESS	Paved
MISCELLANEOUS	Close to Shopping
UTILITIES AVAILABLE	None
LOT DESCRIPTION	Agricultural, Bottom Ground, Creek, Timber/Partial
TAX EXEMPTIONS	None
WATER/SEWER	No Sewer, No Water
AMENITIES	None
POSSIBLE FINANCING	Cash, Conventional
SHOWING INSTRUCTIONS	Appointment Required

Owner:		Also Ref MLS #:	
LO: Jim Maloof/REALTOR - Phone: 309-286-2221		Off License # 477011919	
LA: John A Leezer - Pref: 309-286-2221	List Team:	Agt License # 471003305	
LA Email: john@leezeragency.com	Appointment Desk Phone: Call Agent	LD: 7/5/2023	
CLA:		XD: 1/31/2024	
OLA: Ben Leezer - Pref: 309-338-1270		Agent Designated MB: Yes	
Comp: 2	Dual/Var: No	Agent Owned: N	Agent Related to Owner: N

OLP: \$639,000	Selling Agent:	Co-Sell Office:	
Sold Price:	Selling Office:	How Sold:	
Closing Date:	Co-Sell Agent:	DOM: 5	CDOM: 5
Conc. \$:	Sold Conc. Info:	Selling Team:	

This information is deemed reliable, but not guaranteed. Copyright: 2023 RMLS Alliance, LLC

For more info: John A Leezer, Designated Managing Broker;
JimMaloof/REALTOR®
(309) 286-2221 John@LeezerAgency.com
www.JohnLeezer.com