



FOR SALE

24.34 ACRES IN PEORIA COUNTY

- Sold in Two Tracts -

Fantastic building site or recreational tract located on a good blacktop road and close to Peoria. These don't come on the market very often.

- Location:** Approximately 2.5 miles west of Peoria on the west side of Heinz Rd, just north of IL Route 8 (W Southport Rd).
- Survey:** Survey is attached
- Sellers:** Keengrut Land, LLC

	NORTH TRACT	SOUTH TRACT
Total Acres	12.31	12.03
FSA Tillable	2.25	
Approx Wooded Acres	10.5	1.5

PENDING

LISTING PRICE: \$159,000 for North Tract

BROKER FOR THE SELLER:

John Leezer and Ben Leezer

Jim Maloof Realtors

John@LeezerAgency.com or Ben@LeezerAgency.com

(309) 286-2221

**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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BOUNDARIES SHOWN ARE APPROXIMATE ONLY



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

**(309) 286-2221 John@LeezerAgency.com
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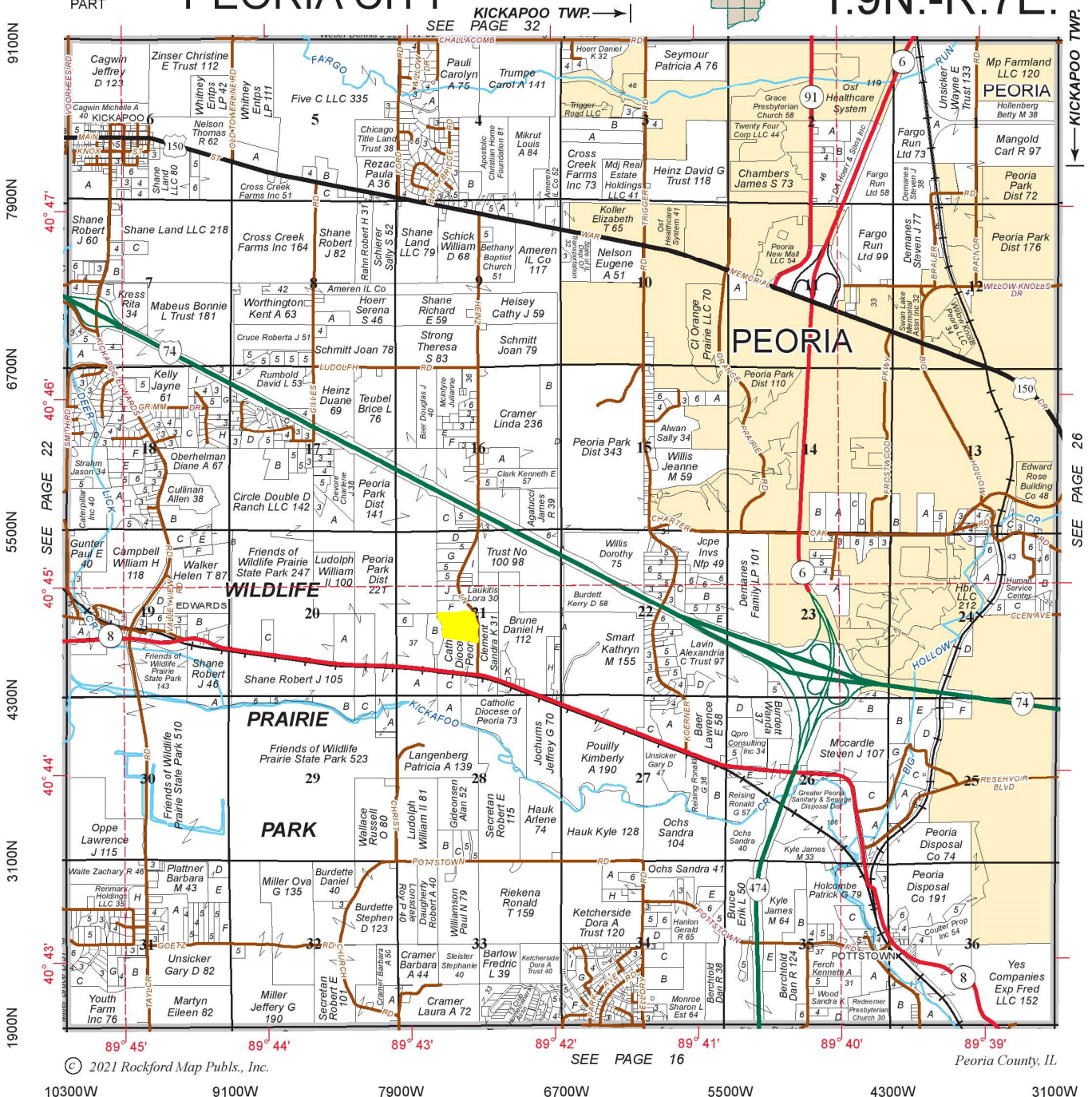
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FOR SALE

KICKAPOO WEST CENTRAL PART PEORIA CITY

Refer to page 53 for keyed parcels

T.9N.-R.7E.





FOR SALE



NORTH TRACT



MLS #: PA1243418 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$190,000
Addr: 000 HEINZ Road **# of Lots:**
City: Edwards IL **Zip Code:** 61528
County: Peoria **Subdivision:** Kickapoo
Type: FARMS **Ann Taxes:** \$1,542.80 **Tax Yr:** 2022
Parcel ID: 13-21-300-004 **Add'l Parcel IDs:**
Apprx. Acres: 12.810 **Apprx Lot Size:** 453X1330X160X296X1154
Legal: PT OF THE NEW 1/4 OF THE SW 1/4 SECTION 21 9N 7E PEORIA COUNTY
Virtually Stage Y/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 West side of Heinz Road, Just north of IL Rt 8

Apprx Tillable Acres: 2.250	Apprx. Pasture Acres:	Apprx. # Wooded Acres: 10.50
Section: SW21	Township: 9N 7E KICKAPOO	Range: 7E
Principle Meridian #: 4	FSA Farm #: 5697	FSA Cropbase:
Cropshare Lease: No	Quiet Ten Farm Rights: Yes	Corn Suitability Rating: 110
CRP: No	Soil Type: FAYETTE	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: 110		

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

Agent Remarks

Public Remarks Fantastic building site or recreational property. Close to Peoria, on a good blacktop road. Features mostly wooded land with some tillable. Tax ID numbers show will be split. New tax assessment has not been done yet. Taxes show are for a larger parcel. An additional 12 acres to the South is also available see MLS# PA1243416 Since there are no buildings on this tract, it does not yet have a 911 address. Address shown is not correct.

INFORMATION ON FILE	Aerial View/FSA, Survey
ROAD/ACCESS	Paved
MISCELLANEOUS	Close to Shopping
UTILITIES AVAILABLE	Electricity/Lot Line
LOT DESCRIPTION	Wooded, Agricultural, 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 #: PA1243416
LO: Jim Maloof/REALTOR - Phone: 309-286-2221	Off License # 477011919
LA: Ben Leezer - Pref: 309-338-1270	List Team:
LA Email: ben@leezeragency.com	Appointment Desk Phone: 309-690-4262
CLA: John A Leezer - Pref: 309-286-2221	LD: 6/22/2023
OLA:	XD: 12/31/2023
Comp: 2.0	Agent Designated MB: No
Dual/Var: No	Agent Related to Owner: N
Listing Type: Exclusive Right to Sell	Agent Owned: N

OLP: \$220,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 19 CDOM: 19
Conc. \$:	Sold Conc. Info:	Selling Team:

SOUTH TRACT



MLS #: PA1243416 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$190,000
Addr: 00 HEINZ Road **# of Lots:**
City: Edwards **IL** **Zip Code:** 61528
County: Peoria **Subdivision:** Kickapoo
Type: FARMS **Ann Taxes:** \$1,542.80 **Tax Yr:** 2022
Parcel ID: 13-21-300-004 **Add'l Parcel IDs:** 13-*21-300-015
Approx. Acres: 12.030 **Approx Lot Size:** 499X1154X373X1122
Legal: PT OF THE NE 1/4 OF THE SW 1/4 SECTION 21 9N 7E PEORIA COUNTY
Virtually Stage Y/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 West side of Heinz Road, Just north of IL R18

Approx Tillable Acres: 4.500 Section: SW21 Principle Meridian #: 4 Cropshare Lease: No CRP: No Soil Index: # Yield/Acre - Corn: # Yield/Acre - Wheat: Corn Suitability Rating/PI: 1147	Approx. Pasture Acres: Township: 9N 7E KICKAPOO FSA Farm #: 5697 Quiet Ten Farm Rights: Yes Soil Type: Alvin, Fayette Mineral Rights: # Yield/Acre - Milo: # Yield/Acre - Oats:	Approx. # Wooded Acres: Rgn: 7E FSA Cnt Database: Corn Suitability Rating: 1147 Production Index: Tenant/Operator Name: Owner Operated # Yield/Acre - Soybeans: # Yield/Acre - Other:
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Mo Assn Fee:	Ann Assoc Fee:	Zoning: Agricultural	100-Yr Flood Plain: No
Repo: No	Short Sale: N	Elem Svc:	High Schl: Brimfield
			Mid Schl:

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AMENITIES	None
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CLA: John A Leezer - Pref: 309-286-2221	LD: 6/22/2023
OLA:	XD: 12/31/2023
Comp: 2.0	Agent Designated MB: No
Dual/Var: No	Agent Related to Owner: N
Listing Type: Exclusive Right to Sell	

OLP: \$220,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Sell Agent:	DOM: 19 CDOM: 19
Conc. \$:	Sold Conc. Info:	Selling Team: