



<b>MLS #:</b> 1104368	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$0
<b>Area:</b> Peoria, Area 2			
<b>Addr:</b> 2 RR			
<b>City:</b> Toulon		IL	<b>Zip Code:</b> 61483
<b>Subd:</b> Goshen Twp			<b>Cnty:</b> Stark
<b>Lot Size:</b> 87 acres		<b>Total Acres:</b> 87.000	
<b>Ann Taxes:</b> 970.52 / 2006/07		<b># of Lots:</b>	
<b>Exemptions:</b>		<b>Zoning:</b> Agricultural	
<b>Elem School:</b>			
<b>Middle School:</b>			
<b>High School:</b> Stark County			
<b>Parcel ID:</b> 03-12-300-004			
<b>Legal:</b> Pt SW 12 & Pt NW 13			
<b>Agent Owned:</b> No		<b>Agent Related to Seller:</b> No	

**Virtual Tour**

**Directions:** 1 1/2 miles north of Toulon on 550 E

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> No
<b>Tillable Acres:</b> 86.800	<b>Corn Suitability Rating/PI:</b> 154	<b>CRP:</b> No
<b>Pasture Acres:</b> 0.000		

This is a reserve bid. Public auction price will bring what the market will bear. Auction at 9:00 am, 1-8-09 at Bistro in Toulon. Price shown is a conservative estimate of what it is worth. Buyer is required to pay a non-refundable deposit of \$25,000 per tract To be sold in 2 tracts, 40 acres M/L and 47 acres M/L sold as buyers choice. Soil types of Tama, Ipava, Elkhart Sylvan and Assumption. See assoc. doc for full terms of sale. . Additional tax ID # 03-13-100-006

<b>Lot Description:</b> Level	
<b>Land/Topography:</b> Tillable/Mostly	
<b>Road/Access:</b> Paved	
<b>Miscellaneous:</b>	
<b>Utilities Available:</b> Electricity/Lot Line	
<b>Water/Sewer:</b> No Sewer, No Water	
<b>Bldg Improvements:</b> None	
<b>Association Fee Incl:</b>	
<b>Financing:</b> Cash	<b>Possession:</b> At Closing
<b>Showing:</b> Other Shwing Instructions	

<b>Owner:</b>	<b>Phone:</b>	<b>Also Ref MLS#:</b>
<b>LO:</b> Jim Maloof/REALTOR	Main Line (309) 286-2221	<b>Fax:</b> Fax (309) 286-6201
<b>LA:</b> John A Leezer	(309) 335-2221	<b>Oth:</b> 309-286-2221
<b>LA Email:</b> john@leezeragency.com		<b>Cell:</b> 309-335-2221
<b>CLA:</b>		<b>Cell:</b> <b>LD:</b> 12/1/2008
<b>OLA:</b>		<b>Cell:</b> <b>XD:</b> 2/15/2009
<b>Compensation:</b> 0.25	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell

<b>Original Price:</b> \$0	<b>Selling Agent:</b>	<b>Co-List Office:</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How Sold:</b>
<b>Closing Date:</b>	<b>Co-List Agent:</b>	<b>Cumulative DOM:</b> 3