

<b>MLS #:</b> 1114304	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$572,500
<b>Area:</b> Peoria, Area 2			
<b>Addr:</b> 1 RR			
<b>City:</b> Wyoming	IL	<b>Zip Code:</b> 61491	
<b>Subd:</b> Essex TWP		<b>Cnty:</b> Stark	
<b>Lot Size:</b> 104.1 Acres		<b>Total Acres:</b> 104.100	
<b>Ann Taxes:</b> 1754.48 / 08/09		<b># of Lots:</b>	
<b>Exemptions:</b> None			
<b>Elem School:</b>		<b>Zoning:</b> Agricultural	
<b>Middle School:</b>			
<b>High School:</b> Stark County			
<b>Parcel ID:</b> 07-13-200-002& 300-002 &			
<b>Legal:</b> Pt Section 13			
<b>Agent Owned:</b> No		<b>Agent Related to Seller:</b> No	

**Virtual Tour**

**Directions:** S of Wyoming, IL on Rt 91 to 300N then R (W). Farm is on R (N)

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> No
<b>Tillable Acres:</b> 100.900	<b>Corn Suitability Rating/PI:</b> 166	<b>CRP:</b> No
<b>Pasture Acres:</b>		

Very productive farm with a total of 104.1 acres has 100.9 acres tillable. Soil types are Plano, Proctor, Radford, Tama, Flanagan, Ipava. Farm is cash rented for 2010. Also includes ID# 07-13-400-003

<b>Lot Description:</b> Other Lot Description	
<b>Land/Topography:</b> Rolling/Gentle	
<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, Conventional	<b>Possession:</b> Tenant Rights
<b>Showing:</b> Other Shwing Instructions	

<b>Owner:</b> Colgan	<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	Cell: (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> 1/4/2010
<b>OLA:</b>		<b>Cell:</b> <b>XD:</b> 5/1/2010
<b>Compensation:</b> 2.50	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell

<b>CLOP:</b> \$572,500	<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> 4
<b>Sell. Conc. \$:</b>	<b>Sell. Conc. Desc.:</b>	<b>CLDOM:</b> 4

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