



MLS #: 1108943	St: Active	Cat: Lots/Acres/Farms	LP: \$165,000
Area: Peoria, Area 4			
Addr: 1024 WILLOW			
City: Sparland		IL	Zip Code: 61565
Subd: Stueben Twp			Cnty: Marshall
Lot Size: 31.12 acres		Total Acres: 31.120	
Ann Taxes: 148.02 / 2008/09		# of Lots:	
Exemptions: none		Zoning: Agricultural	
Elem School: Midland			
Middle School:			
High School: Midland			
Parcel ID: 09-14-301-001			
Legal: Pt SW 1/4 Sec 14			
Agent Owned: No		Agent Related to Seller: No	

Virtual Tour

Directions: From 4 way stop in Sparland S 2 blks to Willow. Turn Rt prop approx 1/2 mil

Ann Mand HOA Fee:	Certificate of Zoning:	Flood Insurance: No
Tillable Acres: 18.480	Corn Suitability Rating/PI:	CRP: No
Pasture Acres:		
<p>Very nice property just outside of Sparland, IL. Total of 31.12 acres with 18.48 tillable. It is in hay at this time. Approx 12 acres of good timber. Excellent building site with view of IL river. Deer and turkey hunting. 48X48 machine shed. Home and additional 2.5 acres also available. See listing # 1108934.</p>		
Lot Description: River View, Wooded		
Land/Topography: Rolling/Gentle, Tillable/Some, Timber/Some		
Road/Access: Paved		
Miscellaneous:		
Utilities Available: Electricity/Lot Line		
Water/Sewer: No Sewer, No Water		
Bldg Improvements: Machine Shed		
Association Fee Incl:		
Financing: Cash	Possession: At Closing	
Showing: Other Shwing Instructions		
Owner:	Phone:	Also Ref MLS#:
LO: Jim Maloof/REALTOR	Main Line: (309) 286-2221	Fax: Fax: (309) 286-6201
LA: John A Leezer	Cell: (309) 335-2221	Oth:
LA Email: john@leezeragency.com		Cell: 309-335-2221
CLA:		Cell: LD: 6/9/2009
OLA:		Cell: XD: 9/8/2009
Compensation: 2.50	Dual/Var: No	List Type: Exclusive Right to Sell
CLOP: \$175,000	Selling Agent:	Co-List Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-List Agent:	Cumulative DOM: 31
Sell. Conc. \$:	Sell. Conc. Desc.:	CLDOM: 31