



<b>MLS #:</b> 1116520	<b>St:</b> Sold	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$508,000
<b>Area:</b> Peoria, Area 2			
<b>Addr:</b> 0 RR			
<b>City:</b> Toulon		IL	<b>Zip Code:</b> 61483
<b>Subd:</b> Toulon TWP			<b>Cnty:</b> Stark
<b>Lot Size:</b> 125.5 acres		<b>Total Acres:</b> 125.500	
<b>Ann Taxes:</b> 1200.00 / 2008		<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> 04 27 400 004			
<b>Legal:</b> Pt S 1/4 Sec 27			
<b>Agent Owned:</b> No		<b>Agent Related to Seller:</b> No	

**Virtual Tour**

**Directions:** E out of Toulon on RT 17; 2.5 mi turn left (N) onto 900 E

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> No
<b>Tillable Acres:</b> 84.500	<b>Corn Suitability Rating/PI:</b>	<b>CRP:</b>
<b>Pasture Acres:</b> 0.000		

Taxes shown are approx. There will be a split parcel. Other tax ID 04-27-300-002, 04-27-300-003. This is approx 126.5 acres total with 84.5 tillable. Seller to provide survey. Approx 40 acres of timber. Great recreation potential. Borders Spoon River and Rock Island Trial. Assess is by consent

<b>Lot Description:</b> Other Lot Description	
<b>Land/Topography:</b> Level, Rolling, Tillable/Mostly, Timber/Some	
<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>	
<b>Association Fee Incl:</b>	
<b>Financing:</b> Cash	<b>Possession:</b> At Closing
<b>Showing:</b> Other Shwing Instructions	

<b>Owner:</b> McMillen	<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>
<b>LA Email:</b> john@leezeragency.com		<b>Cell:</b> 309 335.2221
<b>CLA:</b>		<b>Cell:</b> <b>LD:</b> 1/18/2010
<b>OLA:</b>		<b>Cell:</b> <b>XD:</b> 3/31/2010
<b>Compensation:</b> 2.50	<b>Dual/Var:</b> No	<b>List Type:</b> Exclusive Right to Sell

<b>CLOP:</b> \$508,000	<b>Selling Agent:</b> NON MLS NON MLS	<b>Co-List Office:</b>
<b>Sold Price:</b> \$508,000	<b>Selling Office:</b> Non-Mls	<b>How Sold:</b> Conventional
<b>Closing Date:</b> 3/30/2010	<b>Co-List Agent:</b>	<b>Cumulative DOM:</b> 0
<b>Sell. Conc. \$:</b> 0	<b>Sell. Conc. Desc.:</b> 0	<b>CLDOM:</b> 0