



<b>MLS #:</b> 1095528	<b>St:</b> Active	<b>Cat:</b> Lots/Acres/Farms	<b>LP:</b> \$235,200
<b>Area:</b> Peoria, Area 2			
<b>Addr:</b> 1 RR			
<b>City:</b> Toulon	IL	<b>Zip Code:</b> 61483	
<b>Subd:</b> Toulon TWP		<b>Cnty:</b> Stark	
<b>Lot Size:</b> 58.8 acres		<b>Total Acres:</b> 58.800	
<b>Ann Taxes:</b> 104.00 / 09/10		<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> 04-31-200-007			
<b>Legal:</b> Pt E 1/2 Sec 31 & Pt W 1/2 Sec 32			

**Virtual Tour**

**Directions:** South of Stark County HS approx 1.5 mi property south of creek on East

<b>Ann Mand HOA Fee:</b>	<b>Certificate of Zoning:</b>	<b>Flood Insurance:</b> Possible
<b>Tillable Acres:</b> 36.750	<b>Corn Suitability Rating/PI:</b>	<b>CRP:</b> No
<b>Pasture Acres:</b>		

**A beautiful piece of property bordering Indian Creek. Mixture of timber and tillable. Perfect for livestock, recreational, home site (s).**

<b>Lot Description:</b> River Frontage, Wooded	
<b>Land/Topography:</b> Pasture/Some, 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> None	
<b>Association Fee Incl:</b>	
<b>Financing:</b> Cash, Conventional	<b>Possession:</b> At Closing
<b>Showing:</b> Appointment Required	

<b>CLOP:</b> \$264,600	<b>How Sold:</b>	<b>CLDOM:</b> 800
<b>Sold Price:</b>	<b>Cumulative DOM:</b> 800	<b>Sell. Conc. Desc.:</b>
<b>Closing Date:</b>	<b>Sell. Conc. \$:</b>	