

Sale Name: 121.1 Acres – Peoria County

LOT - 121 ac. N Eden Rd, Brimfield, IL



Description

This 121.1-acre property offers a unique combination of income-producing farmland, recreational opportunities, and excellent building sites.

- **Tillable Acres:** 91.4 acres per tax bill (89.71 acres per FSA)
- **Soil Productivity Index (PI):** 108.8
- **Building Potential:** Multiple homesite options with stunning lake views
- **Lake:** 18-acre lake, ideal for waterfowl hunting & recreation
- **Amenities:** Pavilion and dock area—perfect for camping, fishing, and relaxing
- **Road Frontage:** Convenient access along a blacktop road in Elmwood CUSD #322

Whether you're looking for an investment property, a hunting retreat, a dream homesite, or development potential, this auction presents an outstanding opportunity.

Property Viewings:

- Sunday, March 16th from 12pm - 3pm

Stats:

- Lot Size: 121.1 acres (source: County)
- Utility Providers:
 - Electric Company ~ Cilco
- School District(s): Elmwood CUSD #322

- Drive Times:
 - Peoria, IL: 22 minutes (to downtown)
 - Elmwood High School 14 minutes
 - Galesburg, IL: 35 minutes
 - Bloomington, IL: 57 minutes
 - Malcomb IL: 1 hour and 13 minutes

Title Company: County Title Company

Directions: This property lays on the east side of North Eden Road north of Highway 116 and south of Highway 8.

Legal Description: Part of Section 21, T 9 N R 6 E

Parcel(s): 12-21-300-007

Taxes: 2023 Taxes paid in 2024: \$2700

Quantity: 1



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