



Land Auction

Tuesday, April 17, 2007 - 9 AM CDT

120 +/- acres of Farmland in Edgar County, IL

April 2007

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

Auction location: Farm Credit Services community room located at 321 North Central Avenue in Paris, IL.

Directions to Auction Site: From the Courthouse Square in downtown Paris, travel north on Main St./IL Rt. 1 for 2 blocks to Andrews St., travel west on Andrews St. to Central Ave., then turn left (south) on Central Ave., Farm Credit Services will be on your right.

Directions to Property:

From Paris, IL: travel east on US 150 7.5 miles to CR 2300E, travel south 3 miles on CR 2300E to CR 600N, travel west .25 miles to property on south side of road.

From Terre Haute, IN: travel west on US 150 to state line, .25 mile from state line to CR 2300E, travel south 3 miles on CR 2300E to CR 600N, travel west .25 miles to property on south side of road.

www.mossauctionteam.com



Moss Auction Team, LLC
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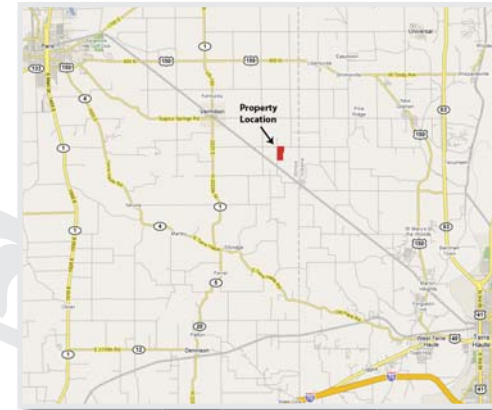


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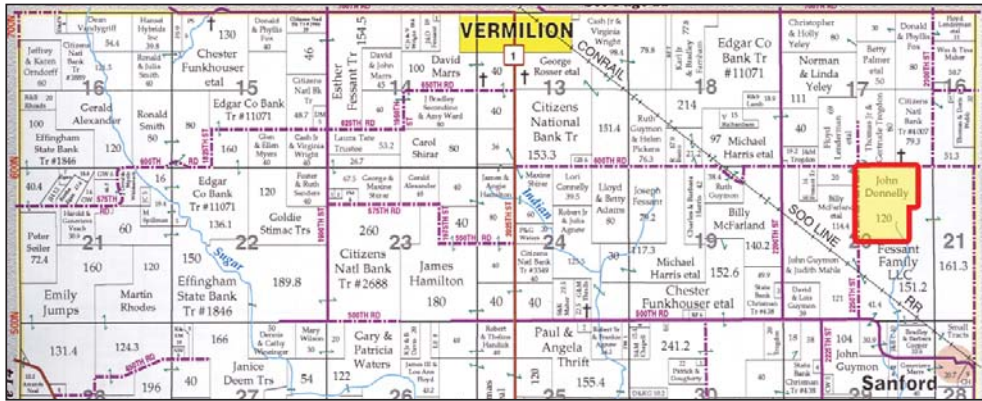
120 +/- acres of Farmland in Edgar County, IL

Sellers: Donnelly Farmland Trust
First Financial Bank in Terre Haute, IN-Trustee

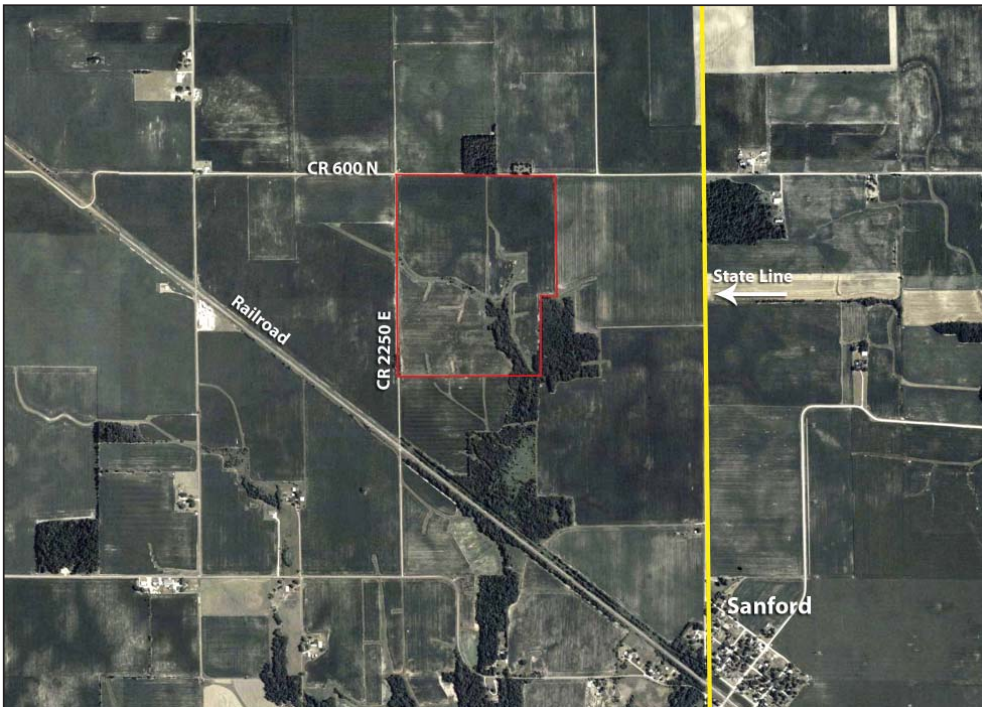


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Property Maps



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All property boundaries are approximate.

View more pictures for this auction online at www.mossauctionteam.com

Property Description

Property Description: Approximately 105 tillable acres in Section 20 of Elbridge Township. Approximately 3.9 acres set in CRP. The remaining acreage is in woodlands and a waterway with good road frontage on county roads 600N and 2250E.

Legal Description: Part of the northeast ¼, Section 20, T13N, R10W of the 2nd P.M., starting at the northeast corner of said northeast ¼, thence east 125 rods and 11 links, thence south 97 rods, thence west 10 rods, thence south 63 rods, thence west 114 rods and 22 links, thence north to POS, in Elbridge Township, Edgar County, IL, containing 120 acres more or less.

F.S.A. Information: 105 acres tillable classified HEL, 54.3 acres corn base, 46.8 acres soybean base, direct yields- 113 bushels for corn and 33 bushels for soybeans, counter cyclical yields-161 bushels for corn and 39 bushels for soybeans. Farm has 3.9 acres in CRP. Of the 3.9 acres in CRP, 1.3 acres receives \$95.00/year that will expire in 2012, 2.6 acres receives \$155.00/year and will expire in 2015.

Soil Associations: Approximate percentages: 15% Drummer Silty Clay Loam, 55% Xenia Silt Loam, 20% Senachwine Clay Loam, 10% Russell Silt Loam.

Real Estate Taxes: The real estate taxes due in 2007 will be deducted from the selling price based on the taxes paid in 2006. The real estate taxes paid in 2006 were \$840.04 or \$7.00/acre. Buyer(s) will assume real estate taxes payable thereafter.

Tenants Rights: Tenants rights are open for the 2007 crop year.

Auction Terms and Conditions

Down Payment: Ten percent (10%) down payment on the day of the auction upon signing a purchase agreement immediately following the close of the auction. The remaining balance will be due in 30 days or sooner at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer(s) will receive full possession at the time of closing. Buyer(s) should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

Acceptance of bid prices: The successful bidder(s) will be required to sign purchase agreements at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

Title: Seller will offer title insurance on the property being offered in the auction.

Mineral Rights: Buyer(s) will receive mineral rights owned by seller.

Legal Questions: Legal questions may be directed to attorney Fred Kreckman of Anderson Law Offices in Paris, IL. (217)-465-3535

Agency: Moss Auction Team and their staff are exclusive agents for the Seller.

Auction Company Note: Announcements on Sale day take precedence over printed material or any other oral statement made.

Disclaimer and Absence of Warranties: The property is being sold on an "as is, where is" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each potential buyer is responsible for conducting his or her own independent inspections, investigations and inquiries concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Seller and the Auctioneer reserve the right to preclude any persons from bidding if there is any question as to the person's credentials, fitness, etc. Auctioneer has final decision on all matters pertaining to this auction.