



Land Auction

40 +/- acres in Edgar County, Illinois
Solid Woods, Prime Deer & Turkey Hunting
and Recreational Land

Saturday, August 1, 2009 – 10 AM Central

Auction location: Edgar County 4-H Building in Paris, IL.

Directions to Auction Site: From the Courthouse Square in downtown Paris, travel north on Main St./IL Hwy. 1 for 12 blocks to Elliot St., turn east on Elliot St., 4-H Building is on the north side of Elliot St. Follow auction signs.

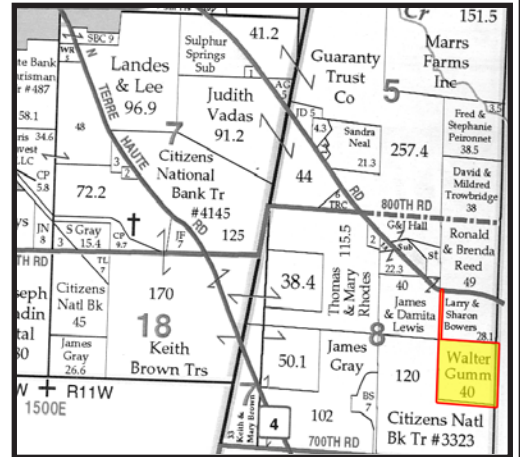
Directions to Property: From Paris at intersection of IL Rt. 150 & Sulfur Springs Rd., travel 2.5 miles southeast on Sulfur Springs Road to property on south side of road.

Property Description: Approximately 40 acres of solid woodlands for exceptional deer & turkey hunting and recreational use. This property has approximately 33 feet wide by 1,020 feet (1/2 acre) entrance access off of the south side of Sulfur Springs Rd to the northwest corner of this property. This property is a sportsman's/ outdoorsman's paradise.

Legal Description: the northeast 1/4 of the southwest 1/4 of Section 8, T13N, R11W of the west of the 2nd P.M., containing 40 acres more or less in Edgar County, IL. Also, the west two rods of even width of the all that part of the east 1/2 of the northeast 1/4 of Section 8, T13N, R11W of the 2nd P.M., lying south of the Sulfur Springs Road.

Real Estate Taxes: The real estate taxes due in 2009 will be deducted from the selling price based on the taxes paid in 2008. The real estate taxes paid in 2008 were \$11.26 or \$3.55/acre. Buyer(s) will assume real estate taxes payable thereafter.

Seller: Virginia Gumm



Map reprinted with permission from Cloud Cartographics, Inc.



Moss Auction Team, LLC

Paris, IL 217-465-4500

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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 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 Alfred 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.

View more photos at www.mossauctionteam.com