



Land Auction

79.95 +/- acres in Coles County, IL
Tillable Farmland, CRP acres,
Recreational Land & Possible Building Sites

Wednesday, December 5, 2007 – 10 AM Central

Auction Location: Worthington Inn in Charleston, IL located at 920 West Lincoln Avenue.

Direction to Auction Location: From intersection of IL Route 130 and IL Route 16, travel west on IL Route 16 through Charleston approximately 2.8 miles. The Worthington Inn will be on your left/south.

Directions to Property:

From Charleston - travel south 7.5 miles on Illinois Route 130 to property on the west side of Illinois Route 130 and/or turn west on CR 100N to north boundary of property.

Property Description: Approximately 63.6 acres of productive tillable farmland in Section 19 of Hutton Township. Approximately 7.0 acres in CRP. The remaining acreage is part of the Clear Creek, along with waterways and tree lines. This property offers numerous possible building sites for a secluded country home. The entire east property line offers road frontage on Illinois Rt. 130 and the north and west boundaries offers road frontage on CR 100N and 1800E. Property offers access to the newly installed Embarras Area Water District pipeline within the north boundary along CR 100N.

Legal Description: The west 1/2 of the north-west 1/4 of Section 19, T12N, R10E, of the 2nd P.M. in Coles County, IL, containing 79.95 acres more or less.

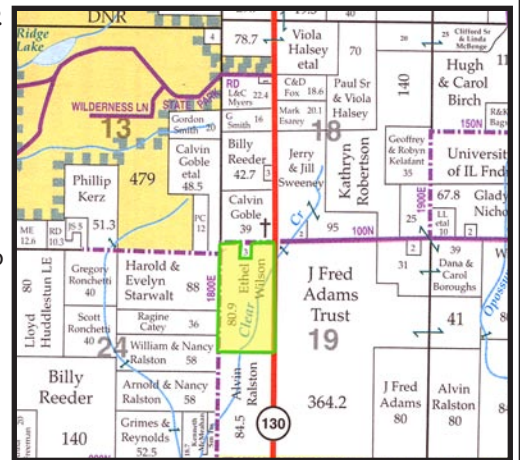
F.S.A. Information: 63.6 acres tillable classified HEL, 31.3 acres corn base, 12.9 acres soybean base 19.4 acres wheat base, direct yields-105 bushels for corn, 27 bushels for soybeans and 41 bushels for wheat, counter cyclical yields-105 bushels for corn, 27 bushels for soybeans

and 41 bushels for wheat. Farm has 7.0 acres in CRP. Of the 7.0 acres in CRP, 5.4 acres are in a reforestation program until September 2021 with an annually payment of \$572.00. The remaining 1.6 acres are in CRP until September 2012 with an annually payment of \$238.00.

CRP/Reforestation Acres: 5.4 CRP/Reforestation acres were planted to 2,000 hardwood trees in April of 2007 consisting of Walnut, Bur Oak, Swamp White Oak, Pecan, Green Ash, White Pine, Black Cherry, Black Oak, Chinkapin Oak and Red Oak seedlings. The planting of these tree seedlings was completed by the Forrest Management Services out of Terre Haute, IN.

Real Estate Taxes: The real estate taxes due in 2008 will be deducted from the selling price based on the taxes paid in 2007. The real estate taxes paid in 2007 were \$394.76. Buyer(s) will assume real estate taxes payable thereafter.

Sellers:
Heirs of Lola Wilson



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 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.

Tenants Rights: The entire 63.6 tillable acres on this farm as been planted to winter wheat for the 2008 crop year by the current tenant. Buyer shall receive one-third of the gross income from the wheat production in 2008. The current tenant rights shall expire after the 2008 wheat harvest.

Legal Questions: Legal questions may be directed to attorney Ralph Glenn in Mattoon, IL. (217)-234-7461

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



14999 E. 1500th Road
Paris, IL 61944

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December 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	31					

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