



Land Auction

111.83 +/- acres in Edgar County, IL
Hunting & Recreational Land, Wooded Building Sites
& Tillable Farmland

Tuesday, February 27, 2007 – 10 AM CST

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 Hwy. 1 for 2 blocks to Andrew St., travel west on Andrew 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 south 7 miles on Lower Terre Haute/County Road 4 to CR 1875E, turn west (right) on CR 1875E to property. *From Terre Haute, IN*-Rt. 40 to West Terre Haute, at Jct. of Rt. 40 & 3rd St./US 150 travel north 2 blocks to stop light (Jct. US 150 & Paris Rd.), turn west on Paris Rd., travel 5.4 miles to state line, continue another 5 miles to CR 1875E, turn west (left) on CR 1875E to property.

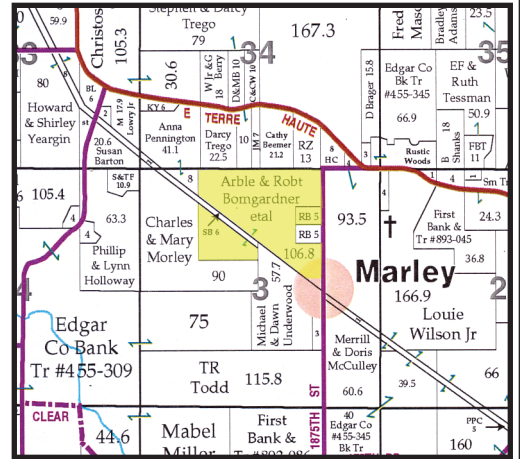
Property Description: Approximately 68 acres of woodlands for exceptional hunting and recreational use. This property offers numerous possible wooded building sites for a secluded country home. The entire east property line offers blacktop road frontage on country road 1875E. Approximately 43.9 acres of productive tillable farmland that offers a return on investment to the owner or could possibly be used for wildlife food-plots. Property has an existing meter to the Edgar/Clark water line.

Legal Description: The northeast ... of the northwest ... and the north ... of the southeast ... of the northwest ... excepting the railroad right-of-way in Section 3, T.12N., R.11W.; part of the west ... of the northeast ... lying north of railroad right-of-way, part of the west ... of the northeast ... of Section 3, T.12N., R.11W. of the 2nd P.M., Edgar Co., IL, containing 111.83 acres more or less.

Improvements: Property has an existing older two-story home on the east boundary line along the blacktop frontage road.

F.S.A. Information: 33.06 acres tillable classified NHEL and 10.84 acres tillable classified HEL, 20.3 acres corn base, 21.3 acres soybean base, direct yields-99 bushels for corn and 27 bushels for soybeans, counter cyclical yields-99 bushels for corn and 27 bushels for soybeans.

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 \$680.72. Buyer(s) will assume real estate taxes payable thereafter.



Map reprinted with permission from Cloud Cartographics, Inc.

Sellers:

Heirs of Arble Bomgardner



Moss Auction Team, LLC

Paris, IL 217-465-4500

Larry Moss IL lic.#040000147 Matt Moss IL lic.#040000148

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.

Tenants Rights & Possession: Tenants rights are open for the 2007 crop year. Possession of the farmland and improvements will be given at closing.

Legal Questions: Legal questions may be directed to attorney Robert Anderson 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" basis, where is 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.

View more photos at www.mossauctionteam.com

