

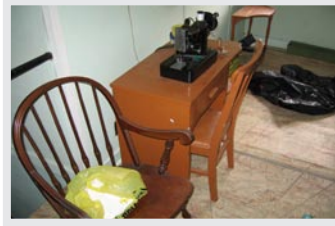


Real Estate, Furniture & Personal Property Auction

1,050 sq. ft. Home with Finished Attic, Full Basement, Furniture, Glassware, Antiques, Guns, Coins & Household Goods

Saturday, March 29, 2008 – 10 AM Central

Auction location: On site at 914 North Missouri in Hindsboro, IL.



House Description: House sits on southeast corner lot of Missouri St. and 10th St. in Hindsboro. Approximately 1,050 sq. ft. of living space on a 9,900 sq. ft. city lot. The house has 5 rooms consisting of a living room, a dining room, 2 bedrooms, 1 bathroom and a kitchen. The house also has a finished attic, screened front porch, enclosed back porch and a full basement with exterior access. The house has 100 AMP service, oil furnace heat, a new 40 gallon electric water heater, sump pump, vinyl siding and aluminum gutting.

**Open House: Saturday, March 15
10:30 am - 12 noon**

Legal Description: Assessor's subdivision part NE, SW, N 1/2 Lot #4 and all Lot #5, S6, T14N, R10E.

Note: This home was built before 1978 and all prospective buyers have 10 days prior to auction for inspection of lead based paint. Buyer must sign a disclosure waiver the day of the auction. The disclosure waiver and pamphlet will be available for viewing before the auction.

Auction Procedure: Personal property and furniture will sell first starting at 10 am and real estate will sell at approximately 11:30 am. Note: The furniture will be sold by our Blue Sheet method, meaning the furniture will sell where it sits in the house by itemized list for each room.

Personal Property:

Appliances & Furniture: Whirlpool chest freezer, Hotpoint refreg./freezer, electric stove/oven, (2) Zenith tvs-1 b/w-1 color, old Maytag wringer washer, old coal laundry stove, corner china cabinet, antique drop-leaf gate-leg table, (2) wooden rockers, drop-leaf table, ladder-back reed-bottom chair, press-back chair, spindle-back rocker, windsor chair, painted cedar blanket box, wooden blanket box, 3-legged round table, small library table, (2) metal wardrobes, spindle full bed, several occasional chairs, large woven area rug, knee hole desk, small wooden cabinet, couch & chair, small painted chest of drawers, (2) painted chairs, painted chest of drawers, painted twin bed, several metal cabinets, metal day bed, painted reed-bottom rocker, Spartan sewing table with chair, Singer sewing table, press-back chair.

Glassware: several pieces of milk glass, several colors of crackle glass, hobnail glass, hull pitcher and other miscellaneous pieces of glassware.

Antiques, Household Goods & Miscellaneous: antique cream can, 50 lbs. scale wt., antique Sessions mantel clock, Dalton antique adding machine, antique ice tongues, antique rug beater, yard tools, ax, sledge hammer, sq. metal wash tubs, (2) push mowers, (3) box fans, sewing baskets, boxes of books, al. step ladder, boxes of hand tools, several small tool boxes, boxes of hardware, several wooden ladders, several decorative baskets, boxes of kitchen ware, lawn chairs and boxes of miscellaneous household items.

Coins: (5) Silver dollar coins, 1888, 1921, 1922, 1971, (1) unreadable.

Guns, Ammo & Knives: Smith & Wesson 32 double action 4th model #64239 made in 1886, Sears Roebuck & Co. model 21 #583.2079 20 gauge, Springfield-Stevens model 94B single shot 16 gauge, Daisy BB-gun plastic stock, (12) 12 gauge paper shells, box 20 gauge plastic shells, box Western X 32 Smith & Wesson bullets, box Daisy BBs, (13) pocket knives.

Note: Gun and ammo bidders & buyers must have valid FOID card. Gun buyers will be processed by Knight's Sporting Good, Inc. in Paris, IL. 217-463-2508

**Seller: Marjorie E. Jolley Trust
Citizens National Bank-Trustee**

Moss Auction Team, LLC

Paris, IL 217-465-4500

Larry Moss IL lic.#440.000147

Matt Moss IL lic.#440.000148

Nick Avenatti IL lic.#440.000122

Terms for Personal Property: Cash or check. Photo ID required to register for a Buyer's number. Not responsible for accidents or articles left after day of Sale. Neither Auctioneers nor Owner guarantee condition of Merchandise in this Sale. Due diligence is the responsibility of the bidder/buyer.

Real Estate Terms and Conditions: Down payment of \$2,500.00 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.

Real Estate Taxes: The 2006 real estate taxes paid in 2007 were \$662.78. The real estate taxes will be prorated to the time of closing.

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

Legal Questions: Legal questions may be directed to attorney Mark Petty in Arcola, IL. (217)-268-3056

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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March 2008

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