



Land Auction

82.36 +/- acres in Northern Edgar County, IL
Offered in 2 Tracts

Tuesday, March 4, 2008 – 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 Chrisman, IL: travel north on IL Rt. 1 for 2 miles to CR 2500 N, travel west on CR 2500 N 1 mile to Tract 1 on the north side of road. Tract 2 travel another half-mile north on IL Rt. 1 from CR 2500 N to CR 1680 E, turn west then north on CR 1680 E for half-mile, property on the east side of the road.

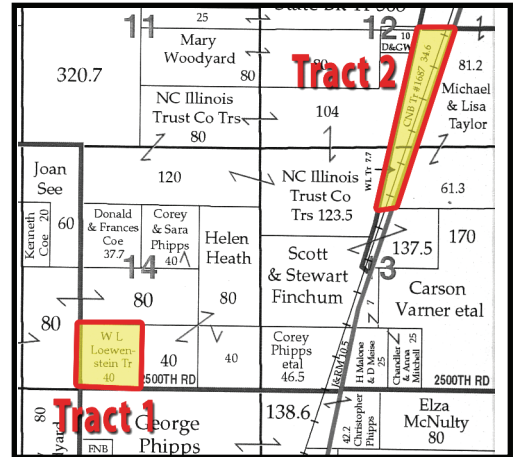
Property Description: **Tract 1:** 40 acres with approximately 39.6 tillable acres of highly productive soils in Section 14 of Ross Township with excellent county road frontage on two sides of the property. **Tract 2:** 42.36 acres with approximately 36.4 tillable acres of quality soils in Sections 12 & 13 in Ross Township with good road frontage on the entire west boundary.

F.S.A. Information: **Tract 1:** 39.6 tillable acres classified NHEL, 19.8 acres corn base, 19.8 acres soybean base, direct yields-119 bushels for corn and 32 bushels for soybeans, counter cyclical yields-141 bushels for corn and 38 bushels for soybeans. **Tract 2:** 36.4 tillable acres classified NHEL, 18.2 acres corn base, 18.2 acres soybean base, direct yields-119 bushels for corn and 32 bushels for soybeans, counter cyclical yields-141 bushels for corn and 38 bushels for soybeans.

Soil Associations: **Tract 1:** Approximate percentages: 57.8% Flanagan Silt Loam, 33.8% Drummer Silty Clay Loam and 8.3% Dana Silt Loam. **Tract 2:** 62.6% Drummer Silty Clay Loam, 16.6% Raub Silt Loam, 16.3% Brenton Silt Loam and 4.5% Flanagan Silt Loam.

Real Estate Taxes: The real estate taxes due in 2008 will be deducted from the selling price based on the taxes paid in 2007. **Tract 1:** 2006 taxes paid in 2007 were \$849.16 or \$21.22/acre. **Tract 2:** 2006 taxes paid in 2007 were \$775.74 or \$18.31/acre. Buyer(s) will assume real estate taxes payable thereafter.

Tenants Rights: Tenants rights are open for the 2008 crop year on both Tracts.



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**Seller: W. L. Loewenstein Trust
Citizens National Bank-Trustee**



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.

Legal Questions: Legal questions may be directed to attorney Karen Burkybile in Paris, IL. (217)-465-5525

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