



# Land Auction

75 +/- acres of Prime Farmland  
in Douglas County, IL

## Tuesday, March 6, 2007 – 10 AM CST

**Auction location:** Douglas County Ag Center at 900 South Washington Street in Tuscola, IL.

**Directions to Auction Site:** From intersection of US 36 & IL Route 45 travel east on US 36 1 block to Washington St., turn right (south) on Washington St. to Douglas County Ag Center on right (west) side of street. Please enter Ag Center from the south side of building.

**Directions to Property:** *From Arcola, IL*-from intersection of IL Rt. 133 & IL Rt. 45 travel north 2 miles on IL Rt. 45 to CR 400N, travel west .8 mile on CR 400N to CR 800E, travel south .3 mile on CR 800E to property on the east side of the road. *From Tuscola, IL*-from intersection of US 36 & IL Rt. 45 travel south 5.5 miles on IL Rt. 45 to CR 400N, travel west .8 mile on CR 400N to CR 800E, travel south .3 mile on CR 800E to property on the east side of the road.

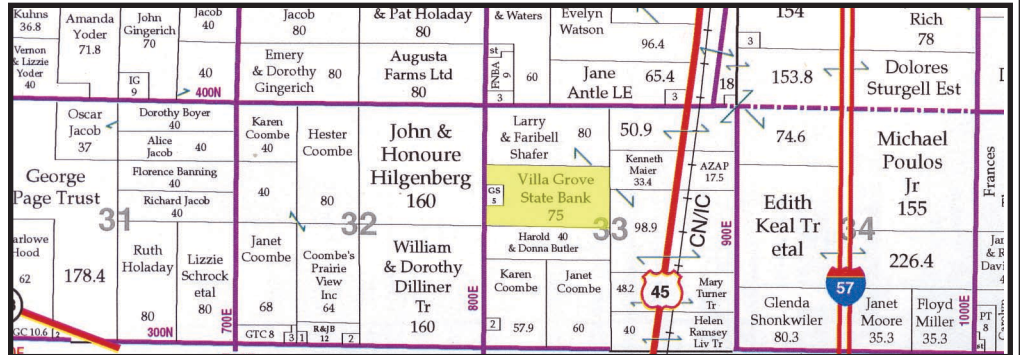
**Property Description:** Approximately 74.3 tillable acres of highly productive farmland with good road frontage on county road 800E. Property contains some of the most productive soils in East Central Illinois.

**Legal Description:** The south 1/2 of the north-east 1/4 of Section 33, T.15N., R.8E, of the 2nd P.M., Douglas County, Illinois, excepting the 5 acre homestead, containing 75 acres more or less.

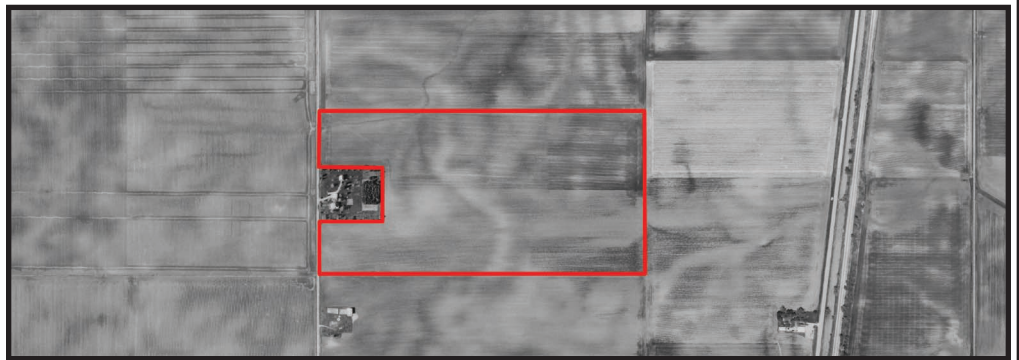
**F.S.A. Information:** 74.3 acres tillable classified NHFL, 37.4 acres corn base, 36.9 acres soybean base, direct yields-128 bushels for corn and 38 bushels for soybeans, counter cyclical yields-148 bushels for corn and 46 bushels for soybeans.

**Soil Associations:** Approximately 55% Drummer Silty Clay Loam and 45% Flanagan Silt Loam.

**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 \$1,702.40 or \$22.70/acre. Buyer(s) will assume real estate taxes payable thereafter.



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**Sellers: Margie Riley, Marylou Drake Gillis,  
George William Seaman & Anna Pearle Seaman**

**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:** Sellers 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:** Tenants rights are open for the 2007 crop year. Buyer(s) and/or 2007 tenant(s) shall reimburse the 2006 tenant for fall tillage work, anhydrous ammonia and fertilizer applied for the 2007 growing season by the 2006 tenant.

**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 Sellers.

**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 Sellers 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 Sellers or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Sellers 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](http://www.mossauctionteam.com)**