



# Real Estate Auction

250.75 acres +/- in 2 Tracts in Edgar County, IL

## Tuesday, November 29, 2005 – 10 AM CST

Auction location: Colonial Kitchen Restaurant in Chrisman, IL located at the intersection of IL Hwy. 1 & US Rt. 36

**Property location:** At the intersection of IL Hwy. 1 & US Rt. 36 in Chrisman, IL travel south 2.2 miles to CR 1960N, east on CR 1960N .6 mile to CR 1950N, continue east on CR 1950N 2.5 miles to Tract I on the north side of the road. From Tract I travel east on CR 1950N .8 mile to Tract II on the north side of the road. Tract I also has county road access from CR 1900E which is .6 mile north on CR 1900E from CR 1950N.

### Tract I: 132.75 acres more or less

**Legal Description Tract I:** The west ½ of the northeast ¼ of Sec. 10, TWN 15N, R 11W and the south ½ southwest of the southeast ¼ and part of the southeast ¼ of the southeast ¼ east of the Indian Boundary Line in Brouillets Creek Township in Edgar County, IL containing 132.75 acres.

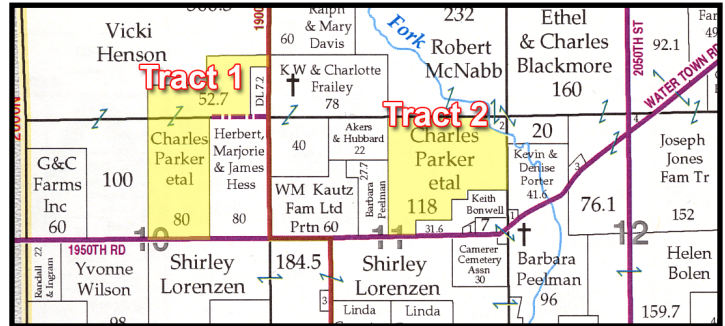
**FSA Information:** 112.87 acres tillable, 78.7 acres classified NHEL and 34.17 acres classified HEL, 56.43 acres corn base, 56.43 acres soybean base, direct yields-109 bushels for corn and 34 bushels for soybeans, counter cyclical yields-133 bushels for corn and 41 bushels for soybeans.

### Tract II: 118 acres more or less

**Legal Description Tract II:** Lot 1 & the northeast ¼ of the northeast ¼ except 2 acres CCSD northeast ¼ of Sec. 11, TWP 15N R 11W in Brouillets Creek Township in Edgar County, IL containing 118 acres.

**FSA Information:** 91.24 acres tillable, 45.72 acres classified NHEL and 45.52 acres classified HEL, 45.62 acres corn base, 45.62 acres soybean base, direct yields-109 bushels for corn and 34 bushels for soybeans, counter cyclical yields-133 bushels for corn and 41 bushels for soybeans.

**Auction procedure:** These two Tracts will be offered separately and will not be combined for this auction.



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**Real Estate Taxes:** The real estate taxes will be deducted from the selling price based on the taxes paid in 2005. Tract I real estate taxes in 2005 were \$1,793.80. Tract II real estate taxes in 2005 were \$987.36. Buyer(s) will assume real estate taxes payable thereafter.

**Tenant Rights:** The tenant's rights are open for the 2006 crop year.

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

**Mineral Rights:** Buyer(s) will receive mineral rights owned by sellers.

**Legal Questions:** Legal questions may be directed to attorney Peter Dole in Paris, IL. (217)-465-7666

**Terms:** 10% down payment on the day of the auction with balance 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.

**Agency:** Moss Auction Team, LLC and their staff are exclusive agents for the Sellers.

## Sellers: Parker Heirs

### Moss Auction Team, LLC

Paris, IL

Phone: 217-465-4500 • Fax: 217-465-4505

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**Auction Company Note:** Announcements on Sale day take precedence over printed material. **Disclaimer:** 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.

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