



Land Auction

21.7 +/- acres in Edgar County, IL
Productive Tillable Farmland & Woodlands for
Prime Deer Hunting with Excellent Road Frontage

Friday, October 30, 2009 – 10 AM Central

Auction location: Crossroads Restaurant in Chrisman, IL

Directions to Auction Site: Crossroads Restaurant is located at the intersection of IL Hwy. 1 and US Rt. 36 in Chrisman, IL

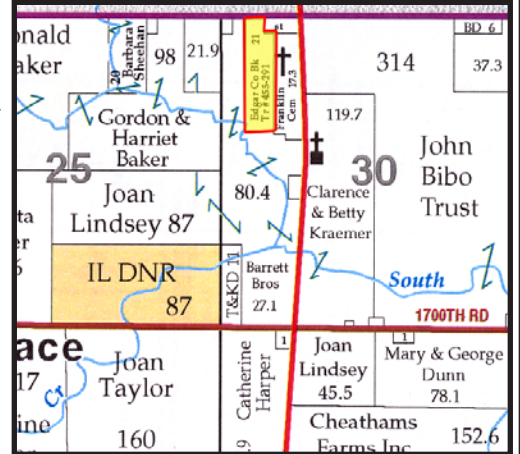
Directions to Property: From the intersection of IL Hwy. 1 and U.S. Rt. 36 in Chrisman, travel south on IL Hwy. 1 for 4 miles to CR 1800N, travel less than a quarter -mile west on CR 1800 to property on the south side of the road.

Property Description: Approximately 21.7 acres with 14.6 tillable acres and balance of acreage in woodlands for prime deer hunting. Property offers excellent road frontage on CR 1800N in addition to being located just west of IL Hwy 1.

Predominant Tillable Soils: Xenia silt loam, Drummer silty clay loam and Seneschwine silt loam.

F.S.A. Information: Total of 14.6 acres tillable classified HEL, 7.3 acres corn base, 7.3 acres soybean base, direct yields-127 bushels for corn and 35 bushels for soybeans, counter cyclical yields-133 bushels for corn, 42 bushels for soybeans.

Real Estate Taxes: The 2008 taxes paid in 2009 total \$129.88 or \$6.17 per acre.



Map reprinted with permission from Cloud Cartographics, Inc.

Seller: Larry & Betsy Daily



Moss Auction Team, LLC

Paris, IL 217-465-4500

Larry Moss IL lic.#440.000147 Matt Moss IL lic.#440.000148



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.

Tenant Rights & Possession: Tenant rights are open for the 2010 crop year. Possession will be given to the buyer(s) at time of closing.

Real Estate Taxes: The real estate taxes will be deducted from the selling price based on the taxes paid in 2009. Buyer(s) will assume real estate taxes payable in 2010 and thereafter.

Legal Questions: Legal questions may be directed to attorney Alfred Kreckman 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 made on sale day by the Auctioneer 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, with all faults" 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. Information in this brochure is subject to verification by all parties relying on it. All dimensions and diagrams are approximate. All acreages are estimates. 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.

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