



14999 E. 1500th Road • Paris, IL 61944
 217-465-4545
 Matthew Moss, IL Lic. #440.000148



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Farmland Auction

Crittenden Township • Champaign County, IL

Monday, March 9, 2020 @ 4 PM (Central)

30.76 +/- Acres of Highly Productive Farmland

Auction Location: Villa Grove V.F.W. Post 2876
 9. S. Main St., Villa Grove, IL



Moss Auction Team, LLC



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Farmland Auction

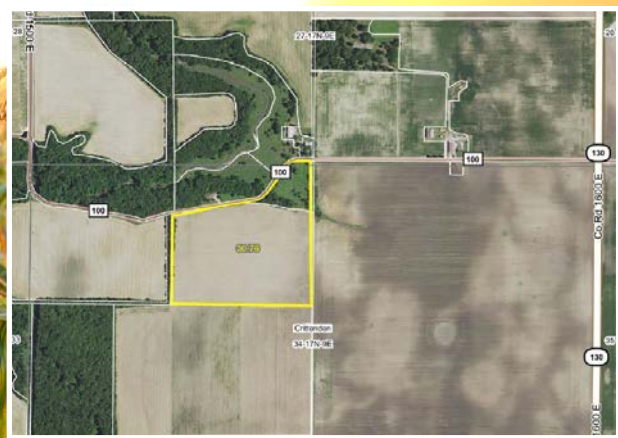
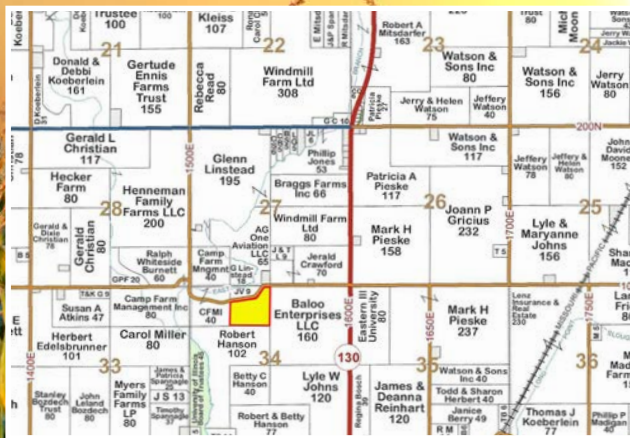
Crittenden Township • Champaign County, IL

Monday, March 9, 2020 at 4 PM (Central)
30.76 +/- acres of Highly Productive Farmland

Auction Location: Villa Grove VFW Post 2876, 9 S. Main St., Villa Grove, IL.

Directions to Property from Villa Grove: From intersection of IL Highway 130 & Front St./County Rd. 6 (four-way stop light), travel north 2 miles on IL Highway 130 to County Road 100N, travel west half a mile on County Road 100N to the property. Watch for signs.

Property Description: 30.76 +/- acres of highly productive farmland located in Section 34 of Crittenden Township. According to the USDA FSA Office this tract consists of 28.28 cropland acres classified NHEL. The Productivity Index (PI) for the soils on this tract is 125.5. **Tenant Rights** are open for the 2020 crop year. **Real Estate Taxes:** The 2018 real estate taxes paid in 2019 were \$579.82 or \$18.85/acre.



Seller: John J. Lawless Trust • Prospect Bank – Trustee

Auction Terms and Conditions

Auction Procedure: This property will be offered in 1 tract on a per acre basis, subject to the seller's acceptance.

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 on or before April 9, 2020 at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Buyer will receive full possession at the time of closing. **Bidders 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 will be required to sign purchase agreement at the auction site immediately following the close of the auction. The final bid price is subject to the Seller's acceptance or rejection.

Possession: Buyer will receive full possession at the time of closing.

Title: Sellers will offer title insurance on the property being offered in the auction. The Sellers shall pay any search and closing costs that are customarily associated for a seller. The Buyer shall pay closing costs that are customarily associated with a real estate purchase. Upon full receipt of the entire purchase price by Sellers, Sellers shall deliver to Buyer a Deed conveying title in and to the property to the Buyer.

Real Estate Taxes: The Sellers shall give the Buyer a credit at the time of closing based upon the most recently ascertainable tax figure available at closing. Buyer will assume all real estate taxes payable in 2020 and thereafter.

Mineral Rights: Buyer will receive mineral rights owned by the seller.

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, 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 due diligence 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.



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