

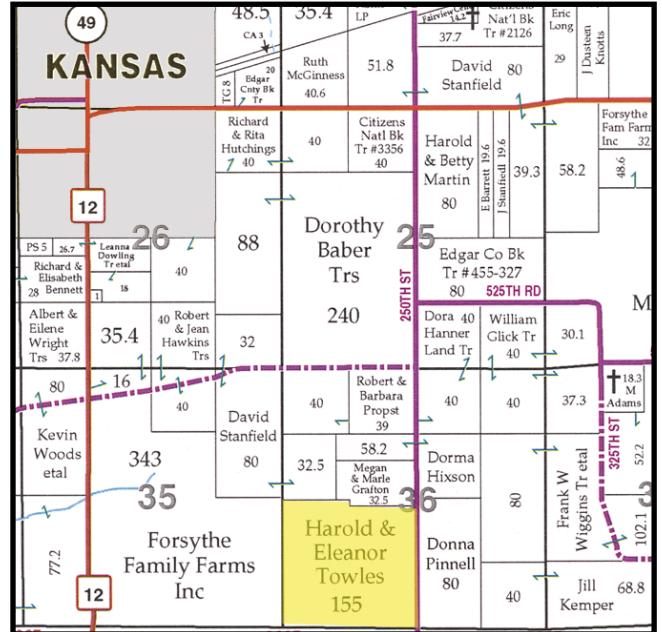


Real Estate Auction

155 acres +/- in Edgar County, IL

Wednesday, December 14, 2005 – 10 AM CST

Auction location: The American Legion, Coral Hall Post 539 in Kansas, IL.



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Property location: From Kansas travel east on IL Rt. 16 1 mile to CR 250E, travel south 1.5 miles on CR 250E, property on the west side of the road.

Legal Description: The southwest ¼, except 5 acres of even width off the northeast ¼ of the southwest ¼ of Sec. 36, TWN 13N, R 14W of the 2nd P.M. in Kansas Township in Edgar County, IL containing 155 acres.

FSA Information: 145.7 acres tillable classified HEL, 5.4 acres in CRP contract that expires in the year 2012 (annual payment of \$856.00), 72.9 acres corn base, 67.4 acres soybean base, direct yields-113 bushels for corn and 36 bushels for soybeans, counter cyclical yields-138 bushels for corn and 43 bushels for soybeans.

Soil Associations: Approximately 55% Drummer, 10% Wingate, 15% Dana, 15% Wyonet, 5% Toronto, all considered class A soils.

Real Estate Taxes: The real estate taxes due in 2006 will be deducted from the selling price based on the taxes paid in 2005. Real estate taxes paid in 2005 were \$2,107.56. Buyer will assume real estate taxes payable thereafter.

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

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

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

Legal Questions: Legal questions may be directed to attorney Tom Trager of Vonachen, Lawless, Targer & Slevin law office in Peoria, IL. (309)-676-8989

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 will receive full possession at the time of closing. Buyer 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 and their staff are exclusive agents for the Seller.

Seller: Harold & Eleanor Towles Estates

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 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.

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