



Real Estate Auction

3.464 acres +/- in Edgar County, IL

Friday, December 16, 2005 – 10 AM CST

Auction location: The 1st National Bank of Chrisman lobby in Chrisman, IL.



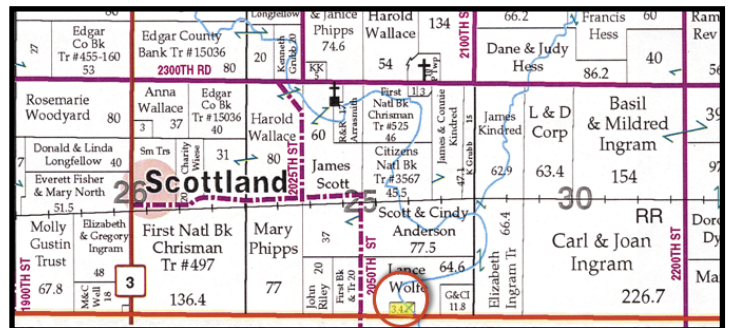
Property location: From Chrisman, IL travel east 4.7 miles on US Hwy. 36, property on the north side of the road. From Indiana/Illinois state line, travel west 3 miles on US Hwy. 36, property is just west of the Salt Fork Creek Bridge.

Property Description: A great potential building site for a new home or a cabin for weekend retreats. This property has multiple large shade trees, a spacious yard for a camping site and the Salt Fork Creek runs along the back portion of the property to complete the secluded ambiance. The existing mobile home and storage buildings will be sold with the property.

Legal Description: A part of the southeast 1/4 of Sec. 25, TWN 16N, R 11W of the 2nd P.M. in Prairie Township in Edgar County, IL containing 3.464 acres.

Real Estate Taxes: The real estate taxes will be prorated to the date of closing. The taxes due in 2005 were \$89.12. Buyer will assume real estate taxes payable thereafter.

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



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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 and their staff are exclusive agents for the Seller.

Seller: Betty Jo Galloway Estate

Co-Executors Barbara Dixon & P. Kay McConkie

Moss Auction Team, LLC

Paris, IL

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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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