



Real Estate Auction

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

Tuesday, December 6, 2005 – 10 AM CST

Auction location: Farm Credit Services, 321 North Central Avenue in Paris, IL.

Tract I: 20.16 acres more or less
Property location: From the west edge of Paris, travel west on IL Rt. 16 1 mile, property is on the south side of IL Rt. 16.

Legal Description Tract I: Part of the northwest ¼ of the southeast ¼ laying south of IL Rt. 16 except 1.88 acres in Sec. 10 T2N 13, R 12W of the 2nd P.M. in Paris Township in Edgar County, IL containing 20.16 acres.

FSA Information: 18 acres tillable classified NHLEL, 9.7 acres corn base, 9.6 acres soybean base, direct yields-113 bushels for corn and 34 bushels for soybeans, counter cyclical yields-164 bushels for corn and 40 bushels for soybeans.

Tract II: 40 acres more or less

Property location: From the west edge of Paris, travel west of IL Rt. 133 1.8 mile to CR 1200E, travel north on CR 1200E 3.6 miles, property is on the east side of the road. From Tract I, travel west of IL Rt. 16 .8 mile to CR 1200E, travel north on CR 1200E 5.3 miles, property is on the east side of the road.

Legal Description Tract II: The southwest ¼ of the northwest ¼ of Sec 15 T2N 14 R 12W of the 2nd P.M. in Paris Township in Edgar County, IL containing 40 acres.

FSA Information: 39.58 acres tillable classified HEL, 19.8 acres corn base, 19.8 acres soybean base, direct yields-1132 bushels for corn and 36 bushels for soybeans, counter cyclical yields-140 bushels for corn and 43 bushels for soybeans.

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

Real Estate Taxes: The real estate taxes due in 2006 will be deducted from the selling price based on the taxes paid in 2005. Tract I real estate taxes paid in 2005 were \$230.40. Tract II real estate taxes paid in 2005 were \$501.22. Buyer(s) will assume real estate taxes payable thereafter.

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

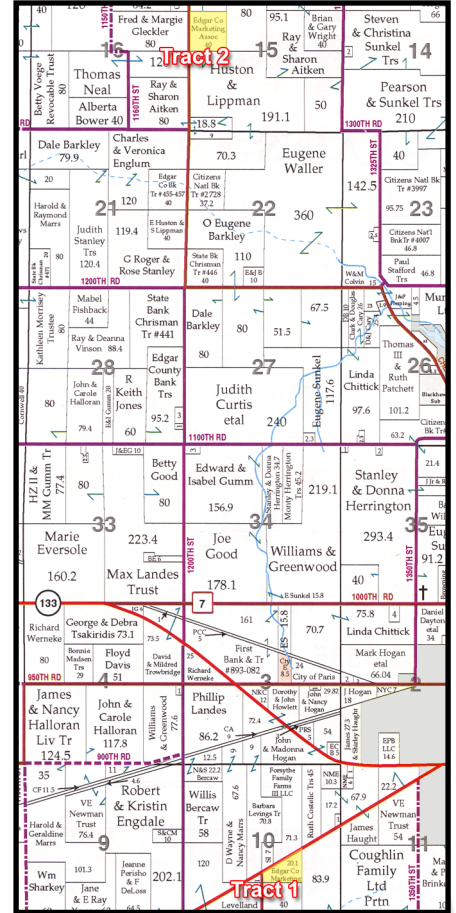
Title: Seller will offer title insurance on the property being offered in the auction.

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

Legal Questions: Legal questions may be directed to attorney Steven Garst of Fruin Garst & Kash in Paris, IL. (217)-465-4196

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 Seller.



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Seller: Edgar County Marketing Association

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.