



Real Estate Auction

Wednesday, December 6, 2006 – 10 AM CST
305 +/- acres in Edgar County, IL Offered in 1 Tract
Productive Farmland & Grain Bins

December 2006						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

Auction location: Edgar County 4-H Building, Paris, IL

Directions to Auction Site: From the Courthouse Square in downtown Paris, travel north on Main St./IL Hwy. 1 for 12 blocks to Elliot St., turn east on Elliot St., 4-H Building is on the north side of Elliot St. Follow auction signs.

Directions to Property:

From Paris, travel west on IL Rt. 16 10 miles to CR 450E, travel north on CR 450E 2.2 miles to the property.

From Kansas, travel east on IL Rt. 16 2.2 miles to CR 450E, travel north on CR 450E 2.2 miles to the property or travel north of Kansas on IL Rt. 49 to CR 125E, travel east on CR 125E 2.5 miles to property.

www.mossauctionteam.com



Moss Auction Team, LLC
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Paris, IL 61944

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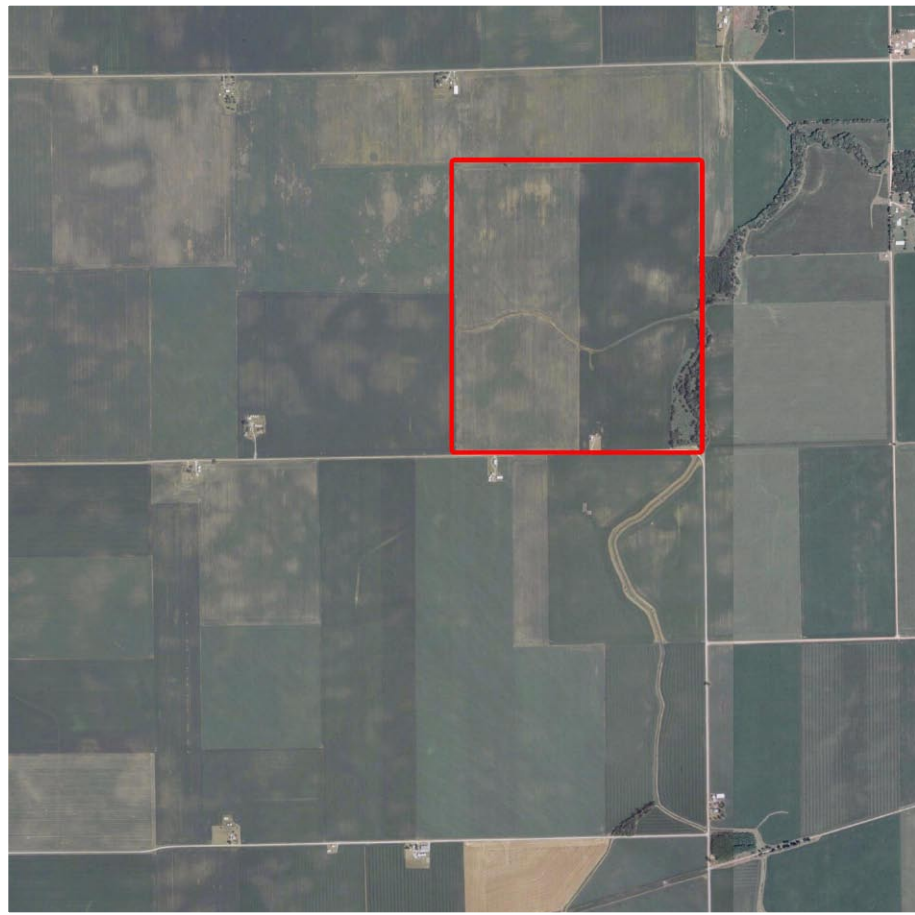
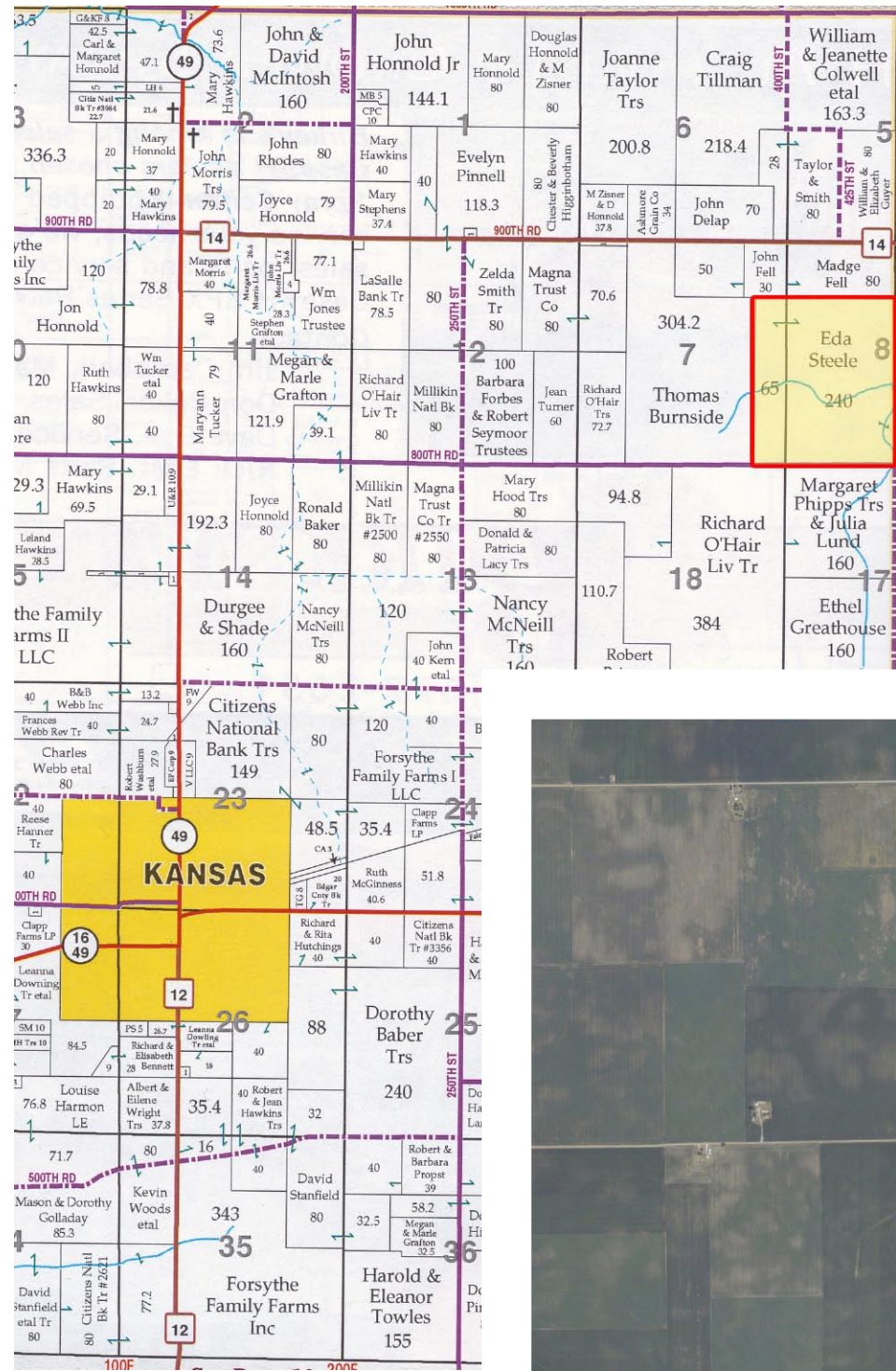
Auction location: Edgar County 4-H Building, Paris, IL

Seller: Eda J. Steele Trust
Citizens National Bank of Paris-Trustee



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Tract Maps



Map reprinted with permission from Cloud Cartographics, Inc. All tract boundaries are approximate.

Tract Description

Legal Description: The southwest quarter and south half of the northwest quarter in Section 8, TWN 13N, R13W and the east 65 acres of even width of the southeast quarter and the southeast quarter of the northeast quarter in Section 7, TWN 13, R13W of the 2nd P.M., Edgar Co., IL, containing 305 acres more or less.

F.S.A. Information: Farm #1120
291.7 tillable acres, farm is classified non-highly erodible, 146.2 acres corn base, 145.2 acres soybean base, direct yields-130 bushels for corn and 34 bushels for soybeans, counter cyclical yields-164 bushels for corn and 40 bushels for soybeans.

Note: Balance of acreage is in protective water-ways with a drainage ditch crossing the southeast corner of the property for good drainage outlet and in addition to wildlife habitat.

Soil Associations: Approximate percentages.

- 40% Drummer silty clay loam
- 35% Flanagan silt loam
- 20% Dana silt loam
- 2% Wyanet silt loam
- 2% Wingate silt loam
- 1% Xenia silt loam

Improvements: (2) grain bins, a 14,000 bushel bin and a 6,500 bushel bin.
Tenant Rights: The tenant rights are open for the 2007 crop year.

Real Estate Taxes: The real estate taxes due in 2007 will be deducted from the selling price based on the taxes paid in 2006. Buyer(s) will assume real estate taxes payable thereafter. The real estate taxes paid in 2006 were \$5,658.60 or \$18.73/acre.



Auction Terms & 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.

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 Larry Jones of Jones and Jones Law Offices. 217-465-7525 Or Doug Hasler, Trust Officer of Citizens National Bank in Paris. 217-465-7641

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" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. Each poten-

tial 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.