



Real Estate Auction

41.6 acres +/- in Douglas County, IL

Thursday, December 8, 2005 – 9 AM CST

Auction location: Otho Henn Senior Center located on the corner of 4th St. & Boyer Ave. in Brocton, IL.
From Country Rd 8 (3rd St.) in Brocton turn south on Boyer Ave, travel one block, Otho Henn Center on the right.

Property location: From the intersection of IL Rt. 49 & CR 1700N, travel west on CR 1700N 1.4 miles to CR 000E (Douglas St.), travel south on CR 000E .5 mile to CR 375N, travel west on CR 375N 1 mile to CR 2560E, travel north on CR 2560 E .5 mile, property is on the east side of the road.

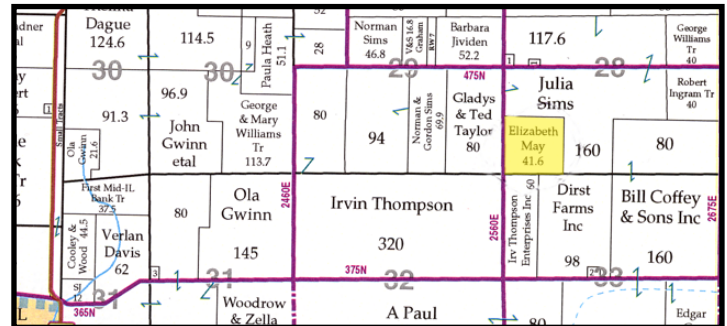
Legal Description: The southwest ¼ of the southwest ¼ of Sec. 28 TWN 15N, R 14W of the 2nd P.M. in Sargent Township in Douglas County, IL containing 41.6 acres.

FSA Information: 40.1 acres tillable classified NHEL, 21.1 acres corn base, 18.1 acres soybean base, direct yields-125 bushels for corn and 40 bushels for soybeans, counter cyclical yields-123 bushels for corn and 40 bushels for soybeans.

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 \$840.18. 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.



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

Legal Questions: Legal questions may be directed to attorney Karne Burkybile in Paris, IL. (217)-465-5525

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: Elizabeth May

Moss Auction Team, LLC

Paris, IL

Phone: 217-465-4500 • Fax: 217-465-4505

Larry Moss IL lic.#040000147 • Matt Moss IL lic.#040000148

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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