



Land Auction

62.34 +/- acres on Illinois/Indiana State Line in
Edgar Co., IL & Vermillion Co., IN
Offered in 3 Separate Tracts

Saturday, December 9, 2006 – 11 AM Indiana (Eastern) Time

Auction location: Lions Club in downtown Newport, IN



Tract 1



Tract 2



Tract 3

Tract Descriptions

Tract 1: 32.45 +/- acres in Helt Twp., Vermillion County, Indiana
Property Location: From Dana, IN intersection of US 36/IN 71, travel west .5 mile to property on south side of US 36.

Legal Description: Part of the east half of the northeast quarter of Section 34, TWN 16N, Range 10W in Vermillion Co., IN containing 32.45 acres more or less.

F.S.A. Information: 31.4 tillable acres, farm is classified non-highly erodible, 8.5 acres corn base, 16.2 acres soybean base, 4.3 acres wheat base, direct yields-112 bushels for corn, 35 bushels for soybeans and 44 bushels for wheat.

Improvements: Approximately an 8,000 bushel grain bin.

Real Estate Taxes: The real estate taxes paid in 2006 were \$470.70 or \$14.50/acre.

Tract 2: 7 +/- acres in Helt Twp., Vermillion County, Indiana

Property Location: From Dana, IN intersection of US 36/IN 71, travel west 1.9 miles to property on north side of US 36.

Legal Description: The south half of the southwest fractional quarter of Section 28, TWN 16N, Range 10W in Vermillion Co., IN containing 7 acres more or less.

F.S.A. Information: 6.3 tillable acres, farm is classified non-highly erodible, 5 acres corn base, 1.3 acres soybean base, direct yields-112 bushels for corn and 35 bushels for soybeans.

Real Estate Taxes: The real estate taxes paid in 2006 were \$138.16 or \$19.73/acre.

Tract 3: 22.89 +/- acres in Brouilletts Creek Twp., Edgar County, Illinois

Property Description: Property is currently being used as pasture land. Tract is well fenced with a creek running from one end to the other. Property has several large shade trees and has the possibility for future building sites. Property is an ideal setting for a small livestock farmstead.

Property Location: From Dana, IN intersection of US 36/IN 71, travel west 3 miles to property on south side of US 36 or from Chrisman, IL intersection of US 36/IL Rt. 1, travel east 6.5 miles on US 36.

Legal Description: Part of the north half of the northwest quarter of Section 32, TWN 16N, Range 10W of the 2nd P.M. in Edgar Co., IL containing 22.89 acres more or less.

Pipeline: Property is being sold subject to easements for pipelines crossing the south end of the land. Tap for domestic use is available.

Real Estate Taxes: The real estate taxes paid in 2006 were \$47.96 or \$2.09/acre.

Seller: Norma Hixon

Seller: Margaret Ann Cinotto

Moss Auction Team, LLC

Paris, IL

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Auction Terms and Conditions

Down Payment: *Tract 1:* 10% down on day of sale with balance due on or before January 9, 2007 with delivery of deed. *Tract 2:* 10% down on day of sale with balance due on or before December 29, 2006 with delivery of deed.

Tract 3: 10% down on day of sale with balance due on or before January 9, 2007 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: Sellers will offer title insurance on the property being offered in the auction.

Survey: All 3 Tracts will sell with a survey.

Tenant Rights: The tenant rights are open on all 3 Tracts.

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

Legal Questions: Legal questions may be directed to attorney Malcolm Aukerman in Newport, IN. 765-492-3350

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 Sellers 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 Sellers or the Auction Company. The auction procedure, conduct, and bid increments are at the direction and discretion of the Auctioneer. The Sellers 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.