



Real Estate Auction

Tuesday, February 28, 2006 – 10 AM CST

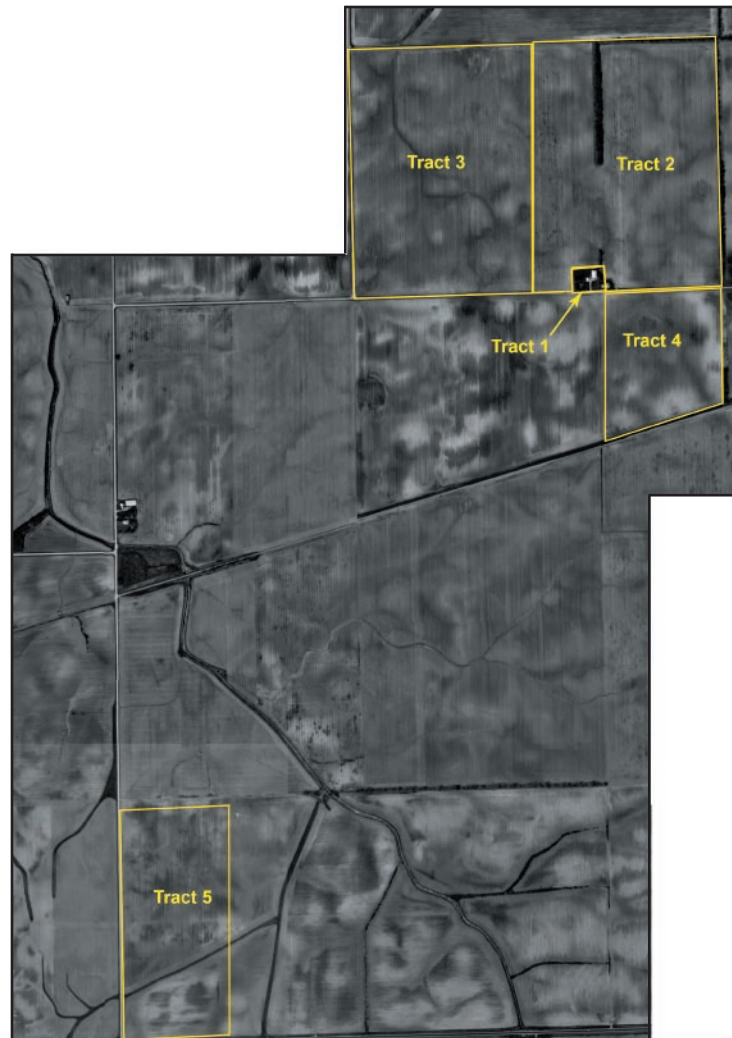
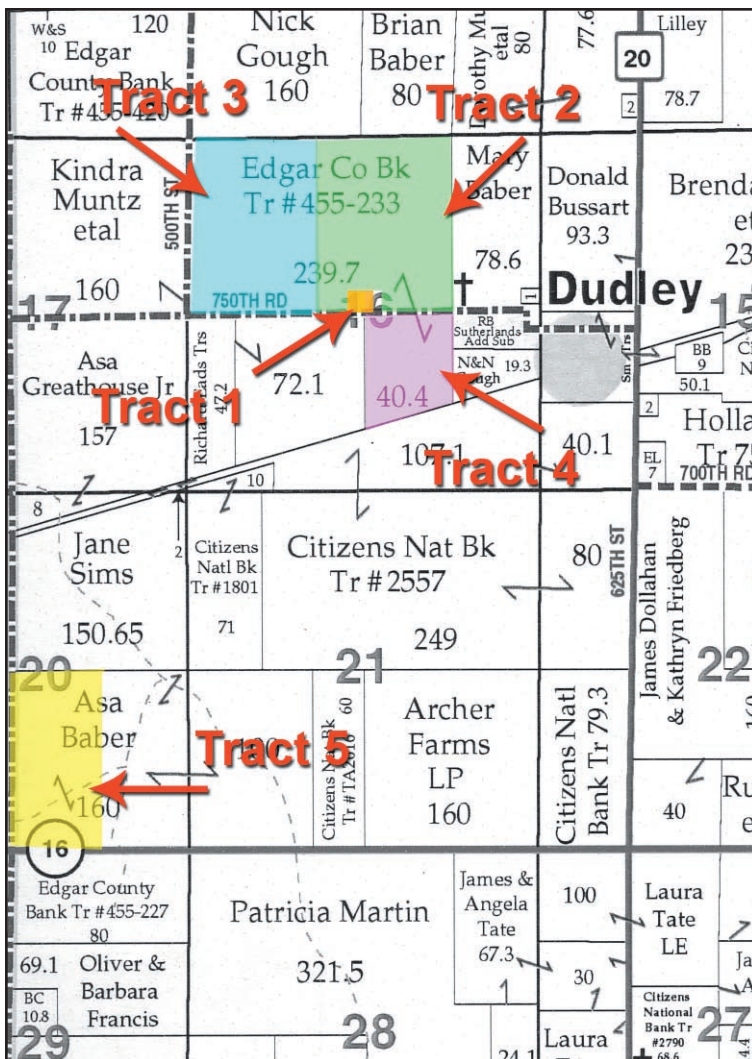
***360.25 +/- acres in Edgar County, IL, Offered in 5 Tracts
Prime Farmland & Grain Bins, House & Buildings***

Auction location: Knights of Columbus Hall, Paris, IL

**Seller: Brendan Baber & James Baber
(Asa Baber Heirs)**



Tract Maps



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

F.S.A. Information: Farm #6413

Tracts 1-4: 276.5 acres tillable classified NHEL, 137.8 acres corn base, 137.7 acres soybean base, direct yields-130 bushels for corn and 41 bushels for soybeans, counter cyclical yields-153 bushels for corn and 49 bushels for soybeans.

Tract 5: 78.5 acres tillable classified HEL, 39.2 acres corn base, 39.2 acres soybean base, direct yields-130 bushels for corn and 41 bushels for soybeans, counter cyclical yields-153 bushels for corn and 49 bushels for soybeans.

Soil Associations: Approximate Percentages

Tract 2:
45% Drummer silty clay loam
45% Flanagan silt loam
10% Dana silt loam

Tract 3:
65% Drummer silty clay loam
35% Flanagan silt loam

Tract 4:
80% Drummer silty clay loam
15% Flanagan silt loam
5% Dana silt loam

Tract 5:
45% Drummer silty clay loam
32% Dana silt loam
15% Raub silt loam
8% Wyanet silt loam

Real Estate Taxes:

The real estate taxes due in 2006 will be deducted from the selling price based on the taxes paid in 2005. Buyer(s) will assume real estate taxes payable thereafter.

Real estate taxes paid in 2005:

Tracts 1, 2 & 3:
239.77 acres, \$6,848.14

Tract 4:
40.48 acres, \$819.06

Tract 5:
80 acres, \$1,053.82

Tract Descriptions

Tract 1: 1.7 +/- acres-story & a half house, garage & storage shed.
House Description: Approximately 1,400 sq. ft. of living space. Upstairs has 2 bedrooms & a bathroom. Main level contains 2 bedrooms, bathroom, living room, family room, kitchen & dining room and a utility room. House has 100 amp service, forced air gas furnace, ¾ dry basement with sump, outside basement entrance, 40 gallon gas water heater, driven well with submerged pump, water softener, iron filter, vinyl siding and 500 gallon LP tank.

Tract 2: 119.04 +/- acres of highly productive farmland with frontage on CR 750N. Tract includes a 15,000 bushel grain bin and a 30,000 bushel grain bin.

Tract 3: 119.03 +/- acres of highly productive farmland that's nearly all tillable with frontages on CR 750N and CR 500E. Consider combining with tract 2 for nearly 240 acres of outstanding property with grain storage.

Tract 4: 40.48 +/- acres of highly productive farmland that's nearly all tillable with frontage on CR 750N. Consider combining with tracts 2 & 3 for 278.55 acres of some of Illinois finest farmland.

Tract 5: 80 +/- acres of productive East Central Illinois soils, nearly all tillable with frontages on IL Rt. 16 & CR 450E. Consider combining with tracts 2-4 for 358.55 acres of some of Edgar County's finest farmland.

Tract 1 Open House: Saturday, February 18, 1-3 PM CST

- family room - 17.5' x 17'
- kitchen & dining room - 12' x 19'
- living room - 12' x 16'
- bedroom - 11' x 12'
- bedroom - 11' x 9'
- bathroom - 8' x 5'
- utility room - 7' x 6'

- upstairs east bedroom - 12' x 13'
- upstairs west bedroom - 13' x 13'
- upstairs bathroom - 7' x 6'
- 28'x 34' detached garage with 2 car doors and completely concreted
- 50'x 80' Moore pole barn partial concrete floor with drain

Note: This home was built before 1978 and all prospective buyers have 10 days prior to auction for inspection of lead based paint. Buyer must sign a disclosure waiver the day of the auction. The disclosure waiver and pamphlet will be available for viewing before the auction.

Auction Terms & Conditions

Auction procedure: This property will be offered in individual tracts, in any combination of tracts, or as a whole unit. There will be open bidding on tracts and combinations during the auction as determined by the Auctioneer. The property will be sold in the manner resulting in the highest total sale price, subject to confirmation by the seller.

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 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: All successful bidders will be required to sign purchase agreements at the auction site immediately following the close of the auction. All final bid prices are subject to the Seller's acceptance or rejection.

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.

Possession: Tenants rights are open for the 2006 crop year. Possession of the farmland and improvements will be given at closing, subject to the remaining rights of the 2005 crop year tenant. Buyer(s) and/or 2006 tenant(s) shall reimburse the 2005 tenant for fall tillage work, anhydrous ammonia, fertilizer, chemical and limestone applied for the 2006 growing season by the 2005 tenant.

Legal Questions: Legal questions may be directed to attorney Fred Kreckman of Kreckman & Anderson in Paris, IL. (217)-465-3535

Survey: Seller shall provide a survey for any parcel where there is no existing legal description or where new boundaries are created by the tract divisions. Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres if a survey is needed. Any need for survey shall be determined solely by the Seller.

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 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.

View more pictures for this auction at www.mossauctionteam.com



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February 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				

Auction location: Knights of Columbus Hall, Paris, IL

Directions to Auction Site: From the Courthouse Square in downtown Paris, travel north on Main St./IL Hwy. 1 for 6 blocks and the Knights of Columbus will be on your right.

Directions to Property: From Paris, travel west on IL Rt. 16 10 miles to CR 450E, Tract 5 is located on the northeast corner of IL Rt. 16 & CR 450E. From Tract 5 travel north on CR 450E 1.5 miles to CR 750N, travel east on CR 750E 1 mile to Tracts 3, 2 & 1 on the north side of CR 750E, Tract 4 on the south side of CR 750E

www.mossauctionteam.com



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