



Real Estate Auction

17.47 +/- acres in Prairie Township in Edgar County, IL
Productive 15 +/- acres of Tillable Farmland
with Several Out-Buildings/Barns

Wednesday, January 31, 2007 – 10 AM CST

Auction location: State Bank of Chrisman lobby in Chrisman, IL

Directions to Auction Site:

State Bank of Chrisman is located at 202 West Madison St. in Chrisman, IL or at the northwest intersection of square in Chrisman.

Directions to Property: From the intersection of US 36 and IL Rt. 1 travel east on US 36 3.5 miles to the Scotland Rd./CR 1950E, travel north on the Scotland Rd./CR 1950E 3.6 miles to property on the east side of road.

Legal Description: Part of the north 1/2 of northeast 1/4 in Section 11, T.16N- R11W of the 2nd P.M., Edgar Co., IL, containing 17.47 acres more or less.

F.S.A. Information: 15.16 tillable acres, farm is classified non-highly erodible, 15 acres corn base, 0 acres soybean base, direct yields-131 bushels for corn and 0 bushels for soybeans and counter cyclical yields-131 bushels for corn and 0 bushels for soybeans.

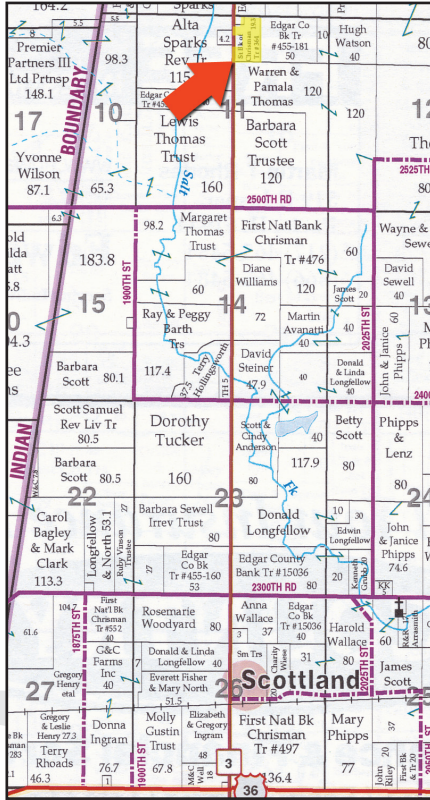
Soil Associations: Approximate percentages.

- 70% Drummer silty clay loam
- 10% Proctor silt loam
- 5% Harvard silt loam
- 15% Elburn silt loam

Improvements: Several older out-buildings/wooden barns that have been used for equipment storage and livestock barns.

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 \$620.



Auction Terms and 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 Peter Dole of Dole Law Offices. 217-465-7666

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.

Seller: Robert Hollingsworth

Vicki Frazier-P.O.A

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