



REAL ESTATE AUCTION

40 acres +/- in Clark County, IL
Prime Deer & Turkey Hunting/Recreational
Land with Numerous Building Sites

Saturday, September 17, 2005 - 10 AM CST

Auction location: McKillop Gun & Archery Shop at 21547 E Macke Rd. southeast of Marshall, IL.



Property Location: Southeast of Marshall, IL. From IL Rt. 1 south of Marshall travel east on Sycamore St. 1.4 miles to Quality Lime Rd. (CR 1450), travel south by southeast 2.4 miles to CR 2100, turn right (south) travel .1 mile to Macke Rd., turn east, .6 mile to property. Property is marked with Auction sign.

Property Viewing: Saturday, September 10th from 3-5 PM CST. The viewing will be held at the McKillop Gun & Archery Shop. Property will open to all prospective buyers to inspect the land.

Property Description: Forty acres more or less of beautiful woodland and open meadows full of wildlife. Property has been used mainly for hunting Whitetail Deer and Turkey, plus forage production on tillable acres. There are numerous building sites available for development in a country setting. The Clark County water line is available for use. All pictures on brochure and website were taken on this property and all game pictured was harvested from this property.

Legal Description: Part of the SE ¼ of Sec. 27 T. 11N, R.11W in Clark County, IL.

Real Estate Taxes: Real estate taxes will be pro-rated to the date of closing. Buyer will assume real estate taxes payable thereafter.

Survey: Seller will provide survey of the property being offered for sale in this auction.

Title: Seller will offer title insurance on the property being offered in the auction.

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

Legal Questions: Legal questions may be directed to attorney Omar Shawler in Marshall, IL. 217-826-2212

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. Buyers 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.

Auction Company Note: Announcements on Sale day take precedence over printed material.

Seller: Brad & Ginger McKillop

Moss Auction Team, LLC

Paris, IL 217-465-4500
Larry Moss IL lic.#040000147
Matt Moss IL lic.#040000148
Nick Avenatti IL lic.#040000122

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.