



14999 E. 1500th Road • Paris, IL 61944
217-465-4545
Matthew Moss, IL lic. #440.000148



December						
S	M	T	W	T	F	S
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
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Prime Farmland Auction

Auction Location: Champaign County Farm Bureau, 801 North Country Fair Drive, Champaign, IL 61821

Simulcast Online bidding: www.mossauctionteam.hibid.com

Directions to Property: The farm is located ¼ mile west of the intersection of North Staley Road & Cardinal Road on the northwest edge of Champaign, IL. Watch for signs.

Property Description: 50 +/- acres of highly productive farmland with 49.75 tillable acres located in Section 5 of Champaign Township. The Productivity Index (PI) for the soils on this farm is 144 (Class A). Farm also offers future development potential given it's close proximity to Champaign and has excellent road frontage on Cardinal Road along the entire north boundary. Farm is located in the Fountain Head Drainage district.

Prime Farmland Auction

Champaign County, IL

Tuesday, December 17, 2024 – 11 AM Central

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50[±]

ACRES OFFERED IN 1 TRACT

Highly Productive Farmland in Champaign Township

- High Quality Soils – PI 144
- Nearly 100% Tillable Acres
- Development Potential
- Open 2025 Tenancy
- Live & Online Bidding

DEVELOPMENT
POTENTIAL &
CLASS A SOILS!



Moss Auction Team, LLC

Paris, IL 217-465-4545

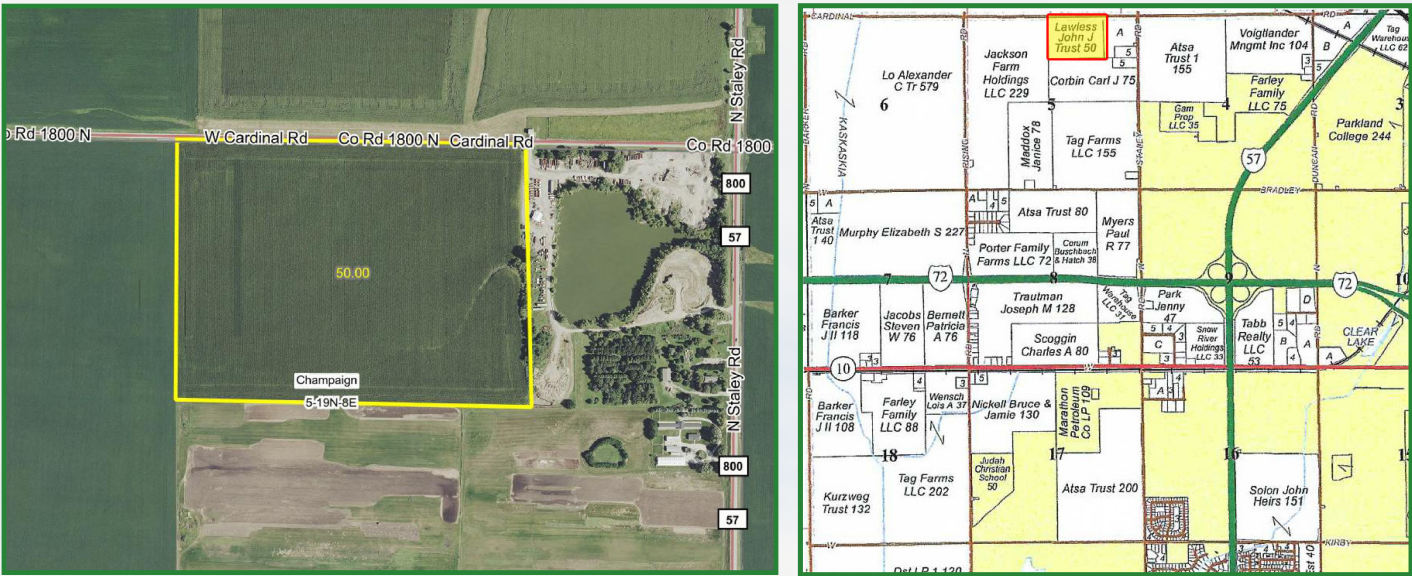


Online bidding at: www.mossauctionteam.hibid.com



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USDA FSA Data: According to the USDA FSA Office, this farm consists of 49.75 DCP Cropland acres classified non-HEL. Base acres of 24.3 for corn, and 24.2 for soybeans with PLC yields of 175 for corn and 56 for soybeans.

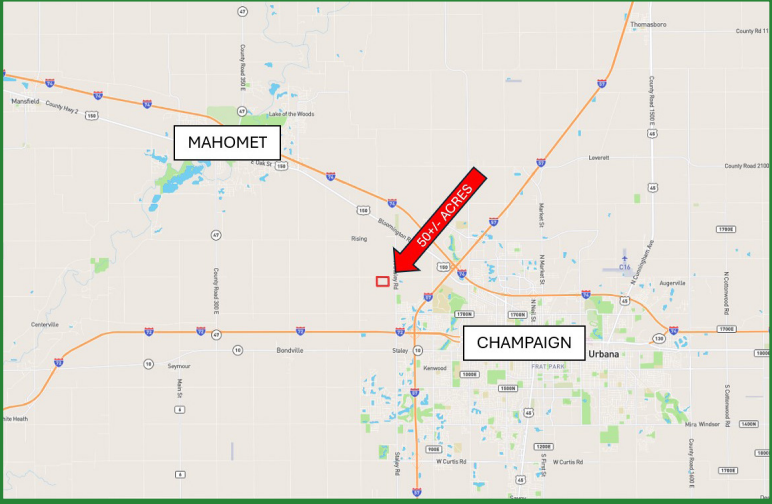
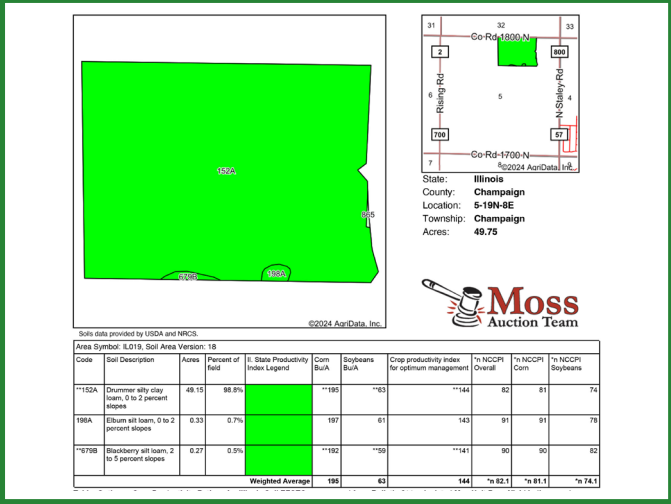
Tenant Rights: Tenant rights are open for the 2025 crop year.

Real Estate Taxes: The 2023 real estate taxes paid in 2024 were \$3,092.66.

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Auction Terms and Conditions

Auction Procedure: This property will be offered as one parcel on per acre basis times 50.0 acres, subject to the sellers' acceptance.

Online Registration: All online bidders are required to register at www.mossauctionteam.hibid.com on or before 1 PM central time on Monday, December 16, 2024. Moss Auction Team reserves the right to request a letter of credit from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase.

Acceptance of bid price: The successful bidder will be required to sign purchase agreement immediately following the close of the auction. The final bid price is subject to the sellers' acceptance or rejection.

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 on or before January 17, 2025 at the closing with delivery of deed. Property is being sold subject to any easements or right of ways of public record. Bidders should keep in mind that your bidding is not conditional to financing, so make certain that you have arranged financing if you need it.

Possession: Possession will be given at the closing.

Title: Seller will provide title insurance on the property being

offered in the auction. The Seller shall pay any search and closing costs that are customarily associated for a seller. The Buyer shall pay closing costs that are customarily associated with a real estate purchase. Upon full receipt of the entire purchase price, Seller shall deliver to Buyer a Deed conveying title in and to the property to the Buyer.

Real Estate Taxes: The Seller shall give the Buyer(s) a credit for the 2024 real estate taxes at the time of closing based upon the most recently ascertainable tax figure available at closing. Buyer(s) will assume and pay all real estate taxes payable in 2025 and thereafter.

Mineral Rights: Buyer will receive mineral rights owned by the Seller.

Agency: Moss Auction Team and their staff are exclusive agents for the Sellers.

Representing Attorney: Robert Anderson of Anderson Law Office in Paris, IL. 217-465-3535

Auction Company Note: Announcements on Sale Day take precedence over printed material or any other oral statement made.

Online Bidding Technology Use: Moss Auction Team is not responsible for technology failures and cannot be held liable if your online bids are not accepted. In the event of a technology failure, internet outage on our part or other technical difficulties

related to the server, software, or any other online related technology, Moss Auction Team reserves the right to extend, continue or close bidding. Neither the software provider, nor Moss Auction Team shall be held responsible for a missed bid or failure of the software to function properly for any and all reasons.

Disclaimer and Absence of Warranties: The property is being sold on an "as is, where is, with all faults" 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 due diligence 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: John J. Lawless Trust
Prospect Bank-Trustee