



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



DECEMBER						
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Farmland Auction

Auction Location: Hume Community Center, 101 Front Street, Hume, IL 61932

Directions to Property: The farm is located approximately 4 miles southwest of Indianola, IL. From Indianola travel southwest on S. High St./CR 370N towards Sidel for 2.5 miles to CR 800E, travel south on CR 800E for ½ mile, jog west on CR 300N for ¼ mile to CR 770E, travel south on CR 770E for 1.5 miles to property on both sides of road. Watch for signs.

Simulcast Online Bidding: www.mossuactionteam.hibid.com



Farmland Auction

Vermilion County, IL

Thursday, December 12, 2024 - 10 AM Central

90± Acres Offered in 2 Tracts! Open Tenancy & Grain Storage!
Located: Hume Community Center, 101 Front Street, Hume, IL 61932

TRACT 2

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Farmland Auction

Vermilion County, IL

Thursday, December 12, 2024 - 10 AM Central
Auction Location: Hume Community Center, 101 Front Street, Hume, IL 61932

TRACT 2

90±

ACRES OFFERED IN 2 TRACTS

Highly Productive Farmland in Carroll Township

TRACT 1

- Farm located 4 miles SW of Indianola, IL
- Open 2025 Tenancy
- 30,000 Bushel Grain Storage
- Online Bidding Available

Open Tenancy & Grain Storage!



Paris, IL 217-465-4545



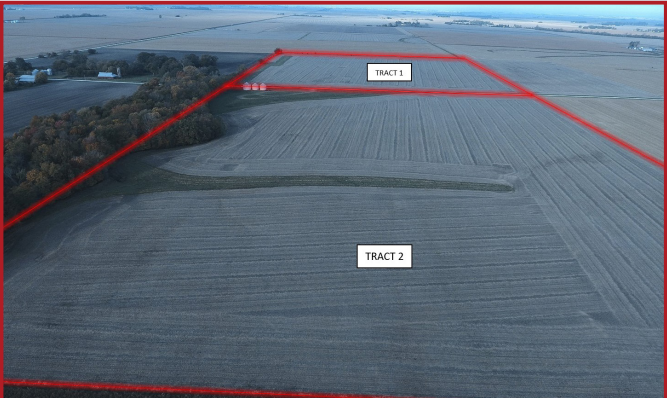
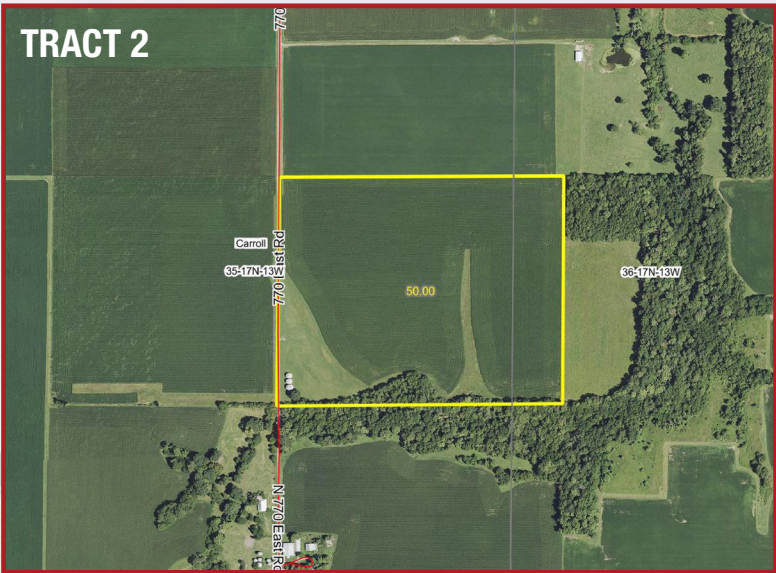
Online bidding at: www.mossauctionteam.hibid.com

TRACT 1

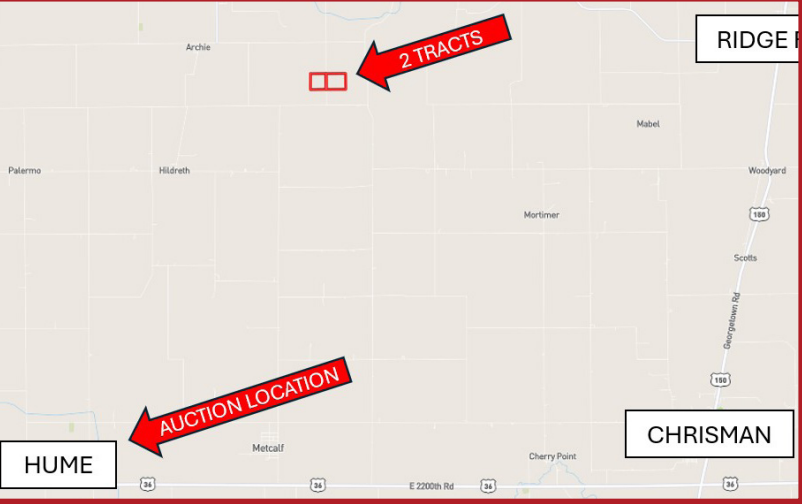
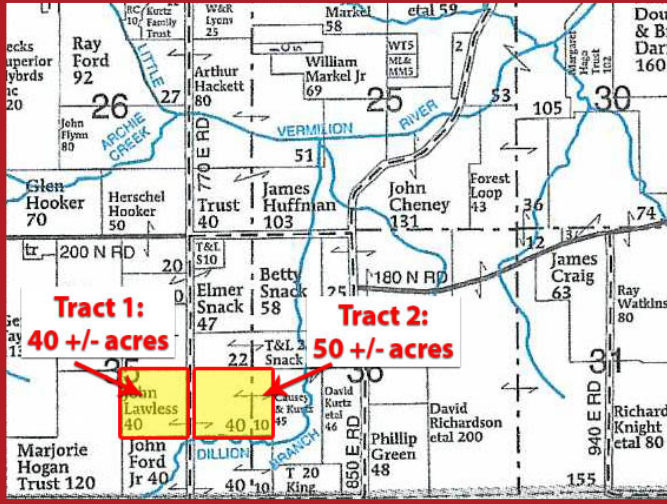
40 +/- acres of highly productive farmland with 37.44 tillable acres located in Section 35 of Carroll Township. The Productivity Index (PI) for the tillable soils on this farm is 133.9. According to the USDA FSA Office, this tract consists of 38.84 DCP Cropland acres classified non-HEL and has 1.4 acres enrolled in the Conservation Reserve Program until Sept. 30, 2027 with an annual payment of \$420.00.

TRACT 2

50 +/- acres of highly productive farmland with 41.62 tillable acres located in Sections 35 & 36 of Carroll Township. The Productivity Index (PI) for the tillable soils on this farm is 130.1. According to the USDA FSA Office, this tract consists of 42.48 DCP Cropland acres classified non-HEL and has .8 of an acre enrolled in the Conservation Reserve Program until Sept. 30, 2027 with an annual payment of \$240.00. This tract is improved with two 9,000 bushel & one 12,000 bushel working grain bins.



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

Real Estate Taxes: The 2023 real estate taxes paid in 2024 were \$4,600.92.

Auction Terms and Conditions

Auction Procedure: Both tracts will be offered through the marketing method of "buyer's choice", whereas the high bidder can select either or both tracts for their high bid. If the high bidder does not select both tracts, then the remaining tract will be offered. The tracts will not be offered in their entirety at the conclusion of the auction. Tracts will be offered on per acre basis.

Online Registration: All online bidders are required to register at www.mossauctionteam.hibid.com on or before 1 PM central time on Wednesday, December 11, 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 prices: The successful bidder(s) will be required to sign purchase agreement(s) immediately following the close of the auction. The final bid price(s) are subject to the sellers' acceptance or rejection.

Down Payment: Ten percent (10%) down payment(s) on the day of the auction upon signing a purchase agreement(s) immediately following the close of the auction. The remaining balance(s) will be due on or before January 13, 2025 at the closing with delivery of deed(s). 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(s) shall pay closing costs that are customarily associated with a real estate purchase. Upon full receipt of the entire purchase price(s), Seller shall deliver to Buyer(s) a Deed conveying title in and to the property to the Buyer(s).

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(s) will receive mineral rights owned by the Seller.

Survey: Any need for a survey shall be determined solely 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