



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



January						
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
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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: 2 miles west of Pesotum. From US Rt. 45 in Pesotum travel west on West Adams St., jog south on North Elm St. to West Adams St., travel west 2 miles on West Adams St./CR 250 N to property on north side of road. Watch for signs.

Property Description: 80 +/- acres of highly productive farmland with 79.25 tillable acres located in Section 20 of Pesotum Township. The primary soil types for this farm are Drummer silty clay loam and Flanagan silt loam. The Productivity Index (PI) for the soils on this farm is 144 (Class A). Farm has road frontage along the south and east boundaries.

Prime Farmland Auction

Champaign County, IL

Friday, January 24, 2025 – 11 AM Central

80 +/- acres of highly productive farmland with 79.25 tillable acres located in Section 20 of Pesotum Township. The primary soil types for this farm are Drummer silty clay loam and Flanagan silt loam. The Productivity Index (PI) for the soils on this farm is 144 (Class A). Farm has road frontage along the south and east boundaries.

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Prime Farmland Auction

Champaign County, IL

Friday, January 24, 2025 – 11 AM Central

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

80[±] ACRES OFFERED IN 1 TRACT

**Highly Productive Farmland
in Pesotum Township**

- 2 miles west of Pesotum, IL
- High Quality Soils – PI 144
- Nearly 100% Tillable Acres
- Open 2025 Tenancy
- Live & Online Bidding

**CLASS A SOILS
& OPEN
TENANCY!**



Moss Auction Team, LLC

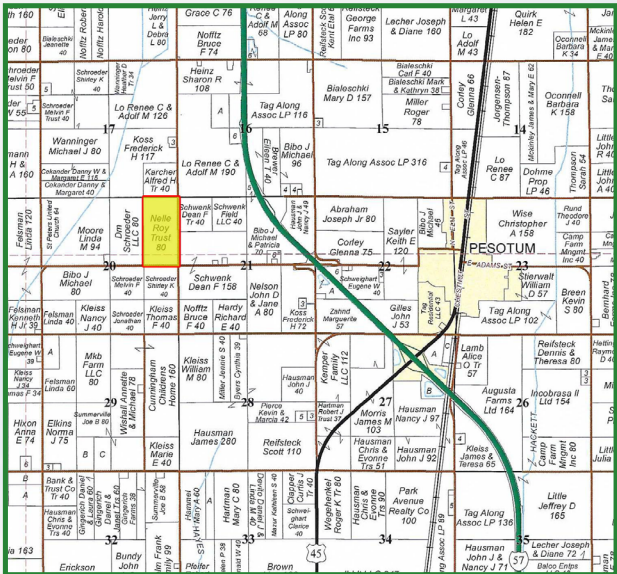
Paris, IL 217-465-4545



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Tuesday, December 17, 2024 – 11 AM Central



Simulcast online bidding: www.mossauctionteam.hibid.com

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

Simulcast Online bidding: www.mossauctionteam.hibid.com

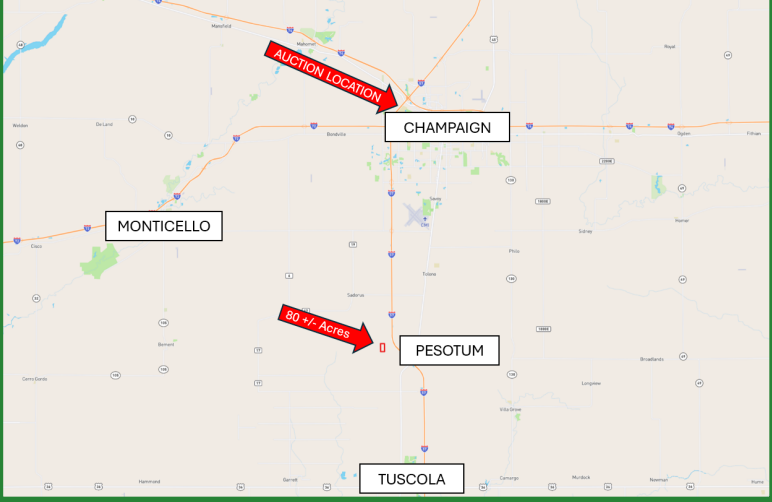
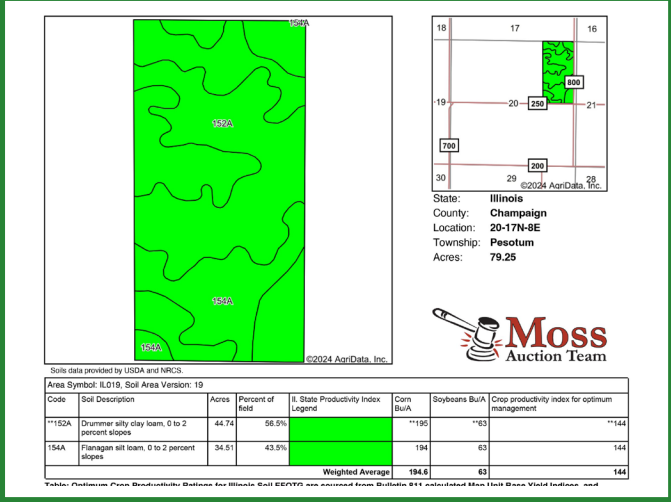
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USDA FSA Data: According to the USDA FSA Office, this farm consists of 79.25 DCP Cropland acres classified non-HEL.

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

Real Estate Taxes: The 2023 real estate taxes paid in 2024 were \$3,787.42.



Auction Terms and Conditions

Auction Procedure: This property will be offered as one parcel on per acre basis times 80.0 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 Thursday, January 23, 2025. 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. 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.
Closing: The closing will be on or before Monday, February 24, 2025 and shall be coordinated by attorney Robert Anderson and the Allied Capital Title office located in Champaign, IL.

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 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 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: Nellie Roy Trust | Prospect Bank-Trustee