



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

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Farmland Auction

Auction Location: Step Station, 14793 E 1200N Road, Paris, IL

Directions to Tracts: From Chrisman, IL, travel north 2.2 miles on IL Hwy. 1 to tract 3 on east side of IL Hwy. 1. For tracts 1 & 2 from Chrisman, travel north 2 miles to CR 2500N, travel east ¼ mile on CR 2500N to tract 2 on north side of road. Travel on east 1 mile on CR 2500N to CR 1750E, travel south ¼ mile on CR 1750E to tract 1 on east side of road. Watch for signs.

Simulcast Online Bidding: www.mossuactionteam.hibid.com



Farmland Auction

Edgar County, IL

Tuesday, February 4, 2025 – 10 AM Central

105.98± Acres Offered in 3 Tracts! Class A Soils & Open Tenancy!
Auction Location: Step Station, 14793 E 1200N Road, Paris, IL

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Farmland Auction

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105.98±

ACRES OFFERED IN 3 TRACT

Highly Productive Farmland in Prairie & Ross Townships

- 2 miles north of Chrisman, IL
- Highly Productive Soils – PI 142+
- Nearly 100% Tillable Acres
- Great Investment Opportunity
- Live In-Person & Online Bidding

**Class A
Soils &
Open
Tenancy!**



Moss Auction Team, LLC
Paris, IL 217-465-4545

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Online bidding at: www.mossauactionteam.hibid.com

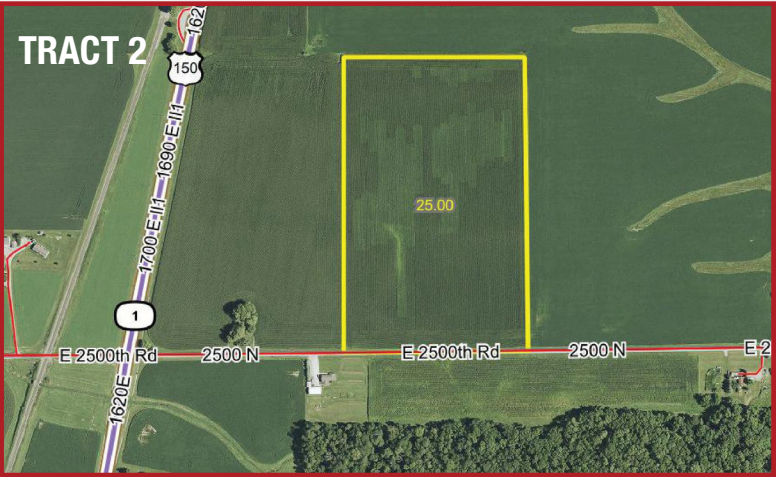
TRACT 1

74 +/- acres with 73.39 FSA cropland acres classified non-HEL located in Section 19 of Prairie Township. The main soil types are Drummer silty clay loam and Flanagan silt loam. The Productivity Index (PI) for the soils on this tract are 143.9 (Class A). This tract has excellent blacktop road frontage along most of the west boundary.



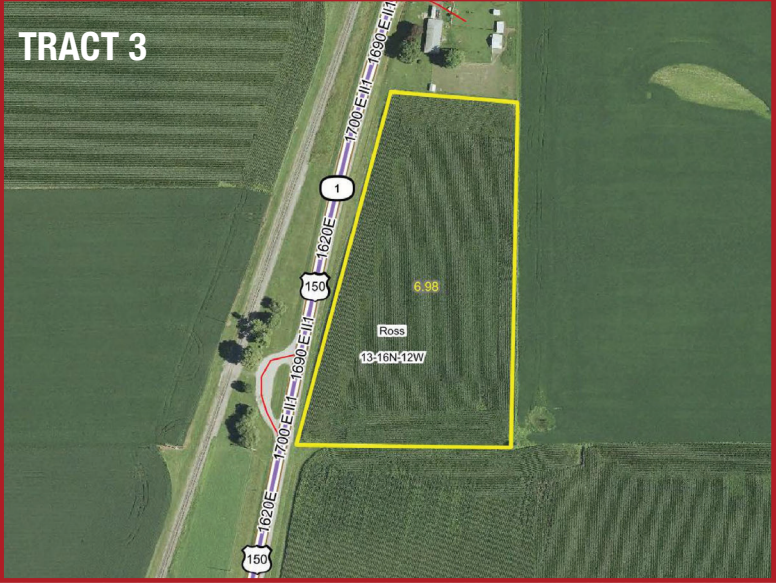
TRACT 2

25 +/- acres with 25.15 FSA cropland acres classified non-HEL located in Section 3 of Ross Township. The main soil types are Drummer silty clay loam, Flanagan silt loam and Wingate silt loam. The Productivity Index (PI) for the soils on this tract are 142 (Class A). Tract 2 has blacktop road frontage along the entire south boundary.



TRACT 3

Tract 3 6.98 +/- surveyed acres with 7.09 FSA cropland acres classified non-HEL located in Section 3 of Ross Township. The main soil types are Flanagan silt loam and Drummer silty clay loam. The Productivity Index (PI) for the soils on this tract are 144 (Class A). This tract has road frontage along IL Hwy. 1 on the entire west boundary. Great acreage location for possible future homesite and mini farm.



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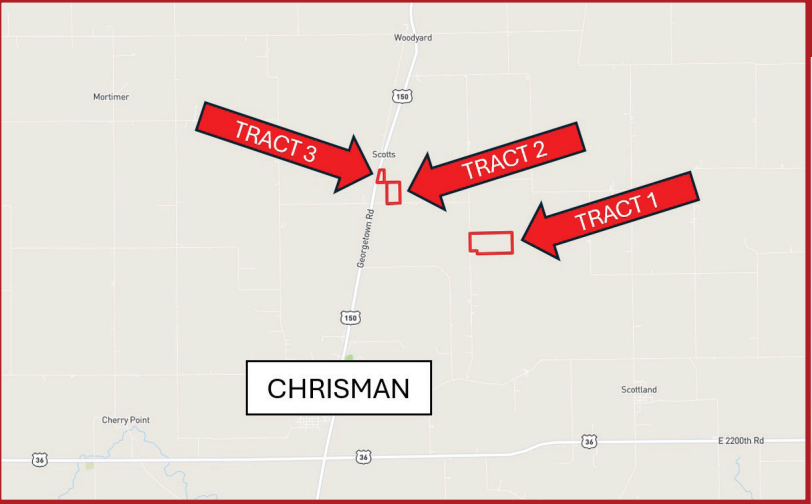
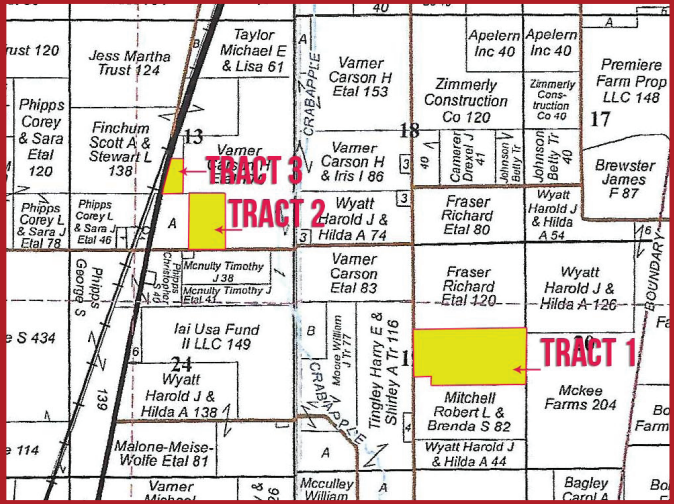
Tenant Rights: Tenant rights are open for the 2025 crop year.

Reimbursements: Fall tillage work for tracts 2 & 3 shall be reimbursed by the buyer(s) to the sellers at the closing. Tract 2: \$425 and Tract 3: \$119.

Real Estate Taxes: The 2023 real estate taxes paid in 2024 were a total of \$5,445.38. Tract 1: \$3,941.16, Tract 2: \$1,267.74 & Tract 3: \$236.48.



Simulcast online bidding:
www.mossauctionteam.hibid.com



Auction Terms and Conditions

Auction Procedure: All tracts will be offered through the marketing method of "buyer's choice", whereas the high bidder can select any or all tracts for their high bid. If the high bidder does not select all tracts, then the remaining tract(s) will be offered with another round of bidding. This process will repeat until all 3 tracts have been chosen by a high bidder. 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 Monday, February 3, 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 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. 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(s) shall take place on or before March 4, 2025.

Possession: Possession will be given at the closing.

Title: Sellers will provide title insurance on the property being offered in the auction. The Sellers shall pay any search and closing costs that are customarily associated for a Sellers. 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), Sellers shall deliver to Buyer(s) a Deed conveying title in and to the property to the Buyer(s).

Real Estate Taxes: The Sellers shall give the Buyer(s) a credit for the 2024 real estate taxes due in 2025 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 Sellers.

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: Drew Griffin of Jones & Griffin Law Offices in Paris, IL. 217-465-7525

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: Tom Mitchell & Rebecca Cusick