

PUBLIC

*3 Miles South
of
Waverly, Illinois
in
Sangamon County*

*SATURDAY
APRIL 14
5:00 PM*

LAND AUCTION

*FOR MORE INFORMATION, GO TO:
www.aspenauctionsonline.com*

MORGON COUNTY LAND AUCTION 80 ACRES, IN 4 TRACTS

- ONE 5-ACRE HOME SITE
- THREE 25-ACRE FARMETTES

Offered Individually, In Combinations, & As A Whole

*AUCTION TO BE HELD ON-SITE
INTERNET AUCTION SITE:
PROXIBID.COM*

PRODUCTIVE FARMLAND GREAT HOMESITES



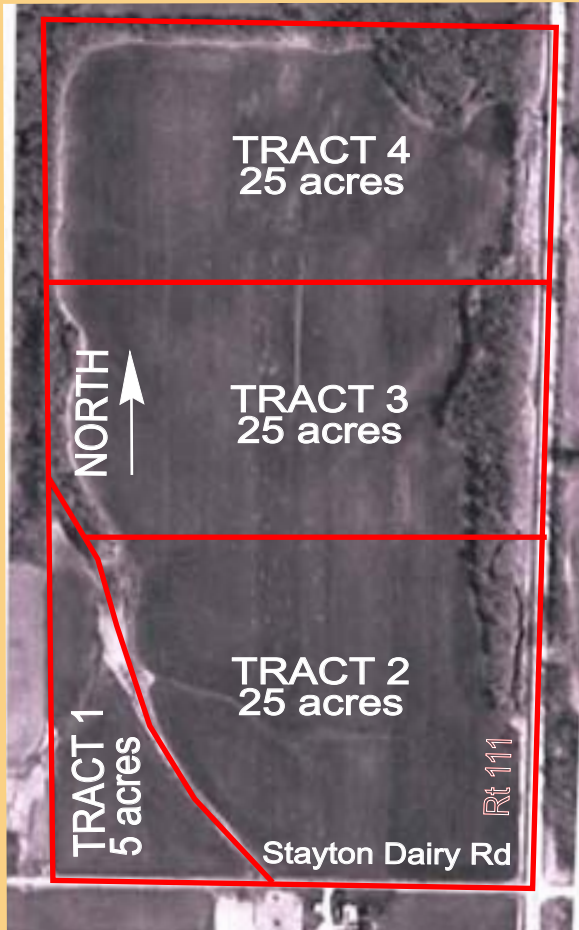
**ASPEN
AUCTION
COMPANY**

A Division of
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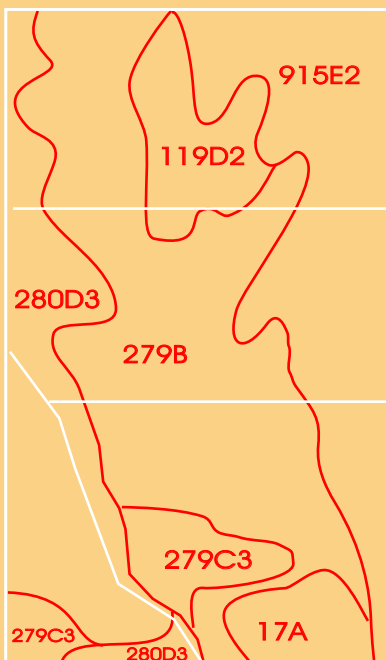
GREAT HOME SITES-PRODUCTIVE FARMLAND



Country living with easy access to Springfield, Jacksonville, and other communities is a highlight to this auction. The unique size of the 25 acre farmettes allow families to truly "live on the home farm" with all its amenities, but without the high sticker price of larger parcels. The farmettes provide more than enough space to have a home, garden, livestock, horses, and more. With the trees on the east, these farmettes have isolation from the highway, yet easy access via Rt 111 on the east and Stayton Dairy Road on the south. City water is available along each of this roads.

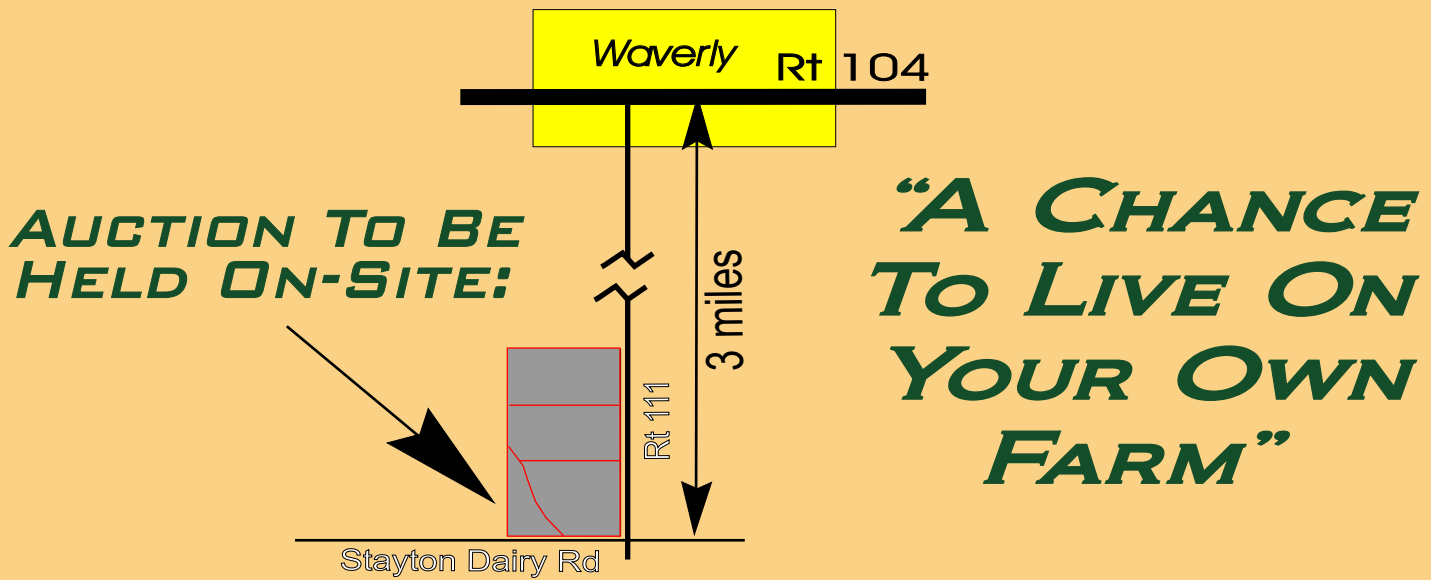
This farm is highly productive, with excellent soil that has been maintained in top condition. Having been fertilized this fall, this land is ready for corn planting.

The offering of farmettes is unusual to this area but common, and highly desired, in many others areas of the midwest. Don't miss this unique opportunity to have your dream of owning and living on a farm.



%	#	SOIL TYPE	SLOPE	CORN PI
4	17	Keomah silt loam	0-3%	145
38	279B	Rosetta silt loam	2-5%	148
6	279C3	Rosetta silty clay loam	5-10% eroded	144
8	119D2	Elco silt loam	10-15% eroded	132
21	280D3	Fayette silty clay loam	10-15% eroded	146
23	915E2	Elco-Ursa silt loam	10-15% eroded	119

80 ACRES IN 4 TRACTS, 1-5 AC & 3-25 AC SATURDAY, APRIL 14, 2007 AT 5:00 AM



AUCTION TERMS & CONDITIONS:

PROCEDURE: All tracts will be offered singly, in any combination, or as a whole. Bids on individual tracts, combinations and the whole may compete, with all bids open until the end of the auction. The property will be sold in the manner resulting in the highest total sales price. All bidding will be in lump sum total dollars per tract.

PAYMENT: 10% down payment on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash, personal check, corporate check, or cashier's check. The remainder of the purchase price is payable in cash at closing.

FINANCING: Keep in mind that YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING. Be certain that you have arranged financing, if you need it, and are capable of paying cash at closing.

CLOSING: Closing will occur on April 20, 2007 or as soon as appropriate documents and surveys are completed.

Possession: Possession will be at closing.

TAXES: Sellers will pay, or give Buyer(s) a credit at closing for the 2006 real estate taxes payable in 2007. Buyer(s) will assume real estate taxes payable in 2007 and thereafter.

MINERAL RIGHTS: All mineral rights are intact and will be transferred to the Buyer(s) at closing.

ACCEPTANCE OF BID PRICES: Successful bidders will sign a contract to purchase immediately following the close of bidding at the auction. All final bid prices are subject to confirmation by the sellers within 24 hours after the sale.

PERSONAL PROPERTY: No personal property is included in this sale.

SURVEY: Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres. Any need for a survey shall be determined solely by the Sellers. The cost for any survey work shall be the Seller's responsibility, paid in full at the time of closing.

DISCLAIMER & ABSENCE OF WARRANTIES: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis,

and no warranty or representation either express or implied, concerning the property including without limitation the environmental condition of the property is made by either the Sellers or the auction company, unless expressly agreed in writing by the Sellers. Each potential bidder is relying solely on his or her own independent inspections, investigations, inquiries, and all due diligence concerning the property and the auction. Any information provided by the Sellers, the auction company, or their agents or employees, including the information contained in the auction brochure or website, is subject to verification by all prospective bidders. No liability for the accuracy of the auction brochure or website or any errors or omissions is assumed by Sellers or the auction company. All diagrams and dimensions in the brochure are approximate. Acreages and boundaries are approximate and may be subject to final survey. All information contained in this brochure and related materials are subject to the terms and conditions of sale outlined in the purchase contract. Conduct of the auction and bidding increments are at the sole direction and discretion of the auctioneer. The Sellers and the auction company reserve the right to preclude anyone from bidding if there is any question as to the person's credentials, fitness, intent, etc. All decisions of the auctioneer at the auction are final. ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

NEW DATA, CORRECTIONS, AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

AGENCY DISCLOSURE: In this auction, the auction company, auctioneer, and their staff are agents for the Sellers. If you have any questions regarding agency, please contact the auction company or your attorney.

NOTE: Video taping, photography, and/or public announcements will be allowed on auction day only with prior approval from Aspen