



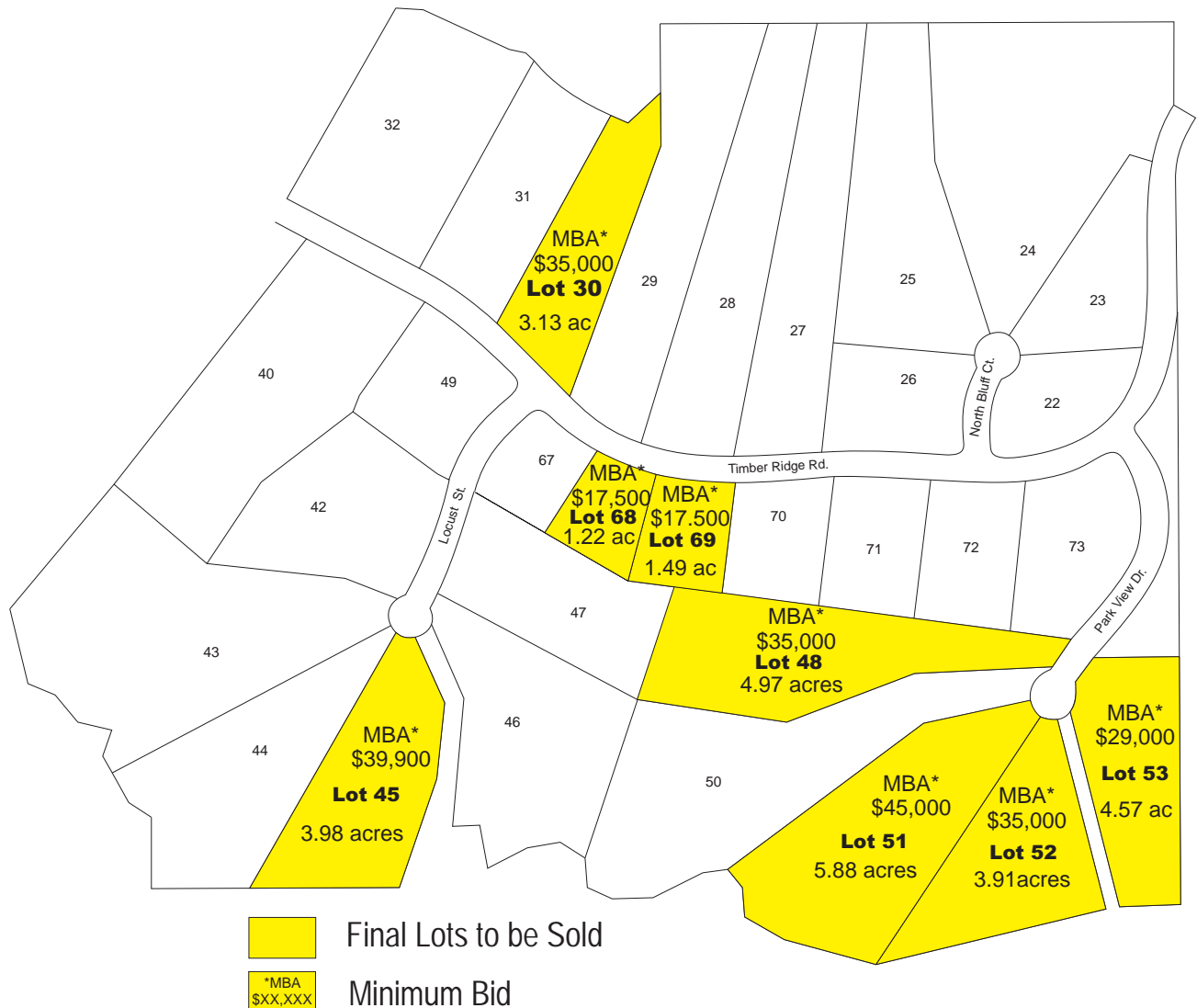
jeffc@aspenauctionsonline.com
 (217) 341-3738
 JEFF CANTERBURY
 AUCTIONEER/LIC.# 041.0000104
 ROD EGIZII
 BROKER/LIC.# 075.0110508

MBA* AUCTION

BANK & TRUST 177, OWNER
SAT, OCT. 20 @ 10:00 AM,
SPRINGFIELD, IL

Liquidation of the Final 8 Lots in Griffiths Creek Estates¹ Auction to be held On-Site

Partial Map of Griffiths Creek Estates



¹ Actual # of lots may be less, as lots may be sold prior to the auction

*MBA = Minimum Bid Absolute



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Final 8 Lots in Griffiths Creek Estates¹ Description of Lots

Lot 30: 3.13 ac., rolling with creek. Min. Bid: \$35,000⁰⁰

Lot 45: 3.98 ac., borders lake, great view & walkout. Min. Bid: \$39,900⁰⁰

Lot 48: 4.97 ac., rolling. Min. Bid: \$35,000⁰⁰

Lot 51: 5.88 ac., lake border, great view & walkout. Min. Bid: \$45,000⁰⁰

Lot 52: 3.91 ac., lake border, great view & walkout. Min. Bid: \$35,000⁰⁰

Lot 53: 4.57 ac., lake border, great view & walkout. Min. Bid: \$29,000⁰⁰

Lot 68: 1.22 ac., rolling. Min. Bid: \$17,500⁰⁰

Lot 69: 1.49 ac., rolling. Min. Bid: \$17,500⁰⁰

*MBA AUCTION; WHAT IS IT?

*MBA (Minimum Bid Absolute) AUCTIONS are a unique method of selling property offered exclusively by ASPEN AUCTION COMPANY. Our company has developed, market-tested, and proved that this method of selling property benefits both the seller and the buyer, in that it determines the true market value of the property. MBA AUCTIONS allow the seller to set a minimum bid that is acceptable to him/her, yet brings the highest price the buyers are willing to pay. For the buyer, this method allow him/her to know the minimum amount the seller is willing to take, allows them the ability to obtain appropriate amounts of financing prior to the auction, and gives them the comfort of knowing the property will be theirs if they are the highest bidder. At ASPEN's MBA AUCTIONS, sellers and buyers can both be satisfied that the property that they bought or sold was the true market value of that property and not worry if they "got too little" or "paid too much". However, the most exciting aspect of MBA Auctions is that from, "start to finish", everything can all be accomplished in 45 days or less. MBA AUCTIONS are another example of ASPEN providing "a refreshing change" in how property is bought and sold in Central Illinois.

AUCTION TERMS & CONDITIONS:

PROCEDURE: The lots will begin selling promptly at 10:00 a.m. Minimum Bids are required for all who actively bid. All bidding will be in lump sum total dollars. Each lot will be sold individually. ¹Actual number of lots may be less, as any or/or all lots may be sold prior to day of the auction.

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 (payable to *Illinois Real Estate Title Center*). The remainder of the purchase price is payable in cash at closing.

FINANCING: BIDDING IS NOT CONDITIONAL UPON FINANCING. Therefore, it is imperative that, if you need financing, you should have it arranged in advance as you must be able to pay cash at closing.

CLOSING: Closing will occur on Nov 2, 2007 or as soon as appropriate documents are complete, unless other arrangements have been made with the prior approval of the Auction Company.

POSSESSION & REIMBURSEMENT: Possession will be at closing.

TAXES: Real Estate:2007 taxes prorated with Seller crediting amount to Buyer at closing.

ACCEPTANCE OF BID PRICES: The winning bid that meets or exceeds the minimum bid will be accepted immediately when the auction is closed. The successful bidder will sign a contract to purchase immediately following the close of bidding at the auction.

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 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 Auctions.