

160± Acres
Offered in 2 Tracts

Champaign County

Monday, March 7th at 10AM

FARMLAND AUCTION



MURRAY WISE
ASSOCIATES LLC

Murray Wise Associates LLC
1605 S. State Street Suite 110
Champaign, IL 61820
800.607.6888

MARCH 2016						
Sun	Mon	Tues	Wed	Thur	Fri	Sat
		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	26
27	28	29	30	31		



AUCTIONEER: Alex Belcher #441.000.304 #471.012.804

217.398.6400

www.MurrayWiseAssociates.com

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Offered in 2 Tracts

Champaign County

FARMLAND AUCTION



- Lease Open for 2016 Season
- Productive Soils
- 100% Tillable



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ASSOCIATES LLC

Monday, March 7th at 10AM

Auction Held at the German Fall Festival Building in Gifford, IL
www.MurrayWiseAssociates.com | 217.398.6400

160[±] Acres
Offered in 2 Tracts

**CALL OR VISIT OUR WEBSITE
FOR DETAILED INFORMATION
REGARDING EACH TRACT**



Champaign County

Monday, March 7th at 10AM

FARMLAND AUCTION



Auction Site

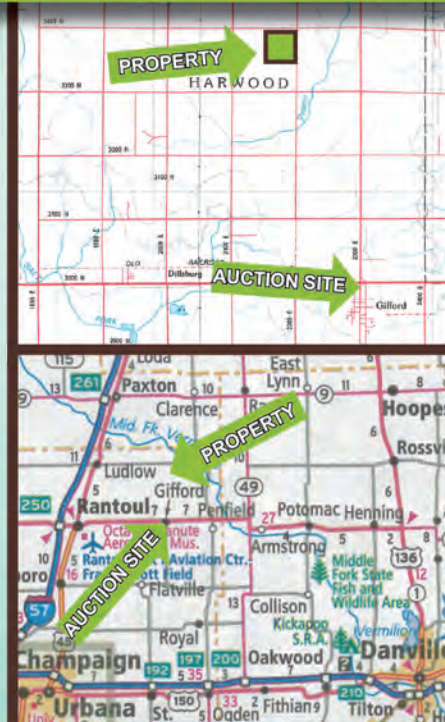
German Fall Festival Building
101 S Main St, Gifford, IL 61847

Property Location

The property is located 5 miles northwest of Gifford, IL. The farm is at the southwest corner of the intersection of 3400 N and 2200 E.

Property Description

This 160± acre Champaign County farm contains 158.95 tillable acres per FSA records. Main soil types are Ashkum silty clay loam and Elliott silty clay loam with an average PI of 121.2.



Harwood Twp.

3400 N

2

80[±] ac

1

80[±] ac

2200 E

Section 15

Auction Terms & Conditions

PROCEDURE: The property will be offered in two tracts or as the whole property. The property will be sold in the manner resulting in the highest total sales price.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the Buyer(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. *YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.*

ACCEPTANCE OF BID PRICES: The successful bidder(s) will sign a Purchase Agreement at the auction site immediately following the close of

bidding. Final bid prices are subject to approval or rejection by Seller.

POSSESSION: Possession will be given at closing.

CLOSING: Closing shall be 30 days following the date of the auction or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at Seller's expense an Owner's Policy of Title Insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND ASSESSMENTS: The 2015 calendar year taxes due and payable in 2016 shall be paid by Seller in the form of a credit at closing. The most recent tax figures available

will be used to determine the amount of the credit.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: The Seller will not provide a survey.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the Seller, if any.

AGENCY: Murray Wise Associates LLC is the exclusive agent of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER**

ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express or implied, concerning the property is made by the Seller or the Auction Company. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but 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. All sketches and dimensions in this brochure are approximate. All acreages are approximate and have been estimated based on

legal descriptions or aerial photographs. Conduct at the auction and increments of bidding are at the direction and discretion of the Auction Company. The Seller and Auction Company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auction Company are final.

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

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates LLC.