

Gifford, Illinois

Champaign County



Productive Farmland • Frontage Along US Hwy. 136 • Investment Opportunity!

75[±] ACRES
Offered in 1 Tract

Just E of Gifford
6 Miles E of Rantoul
15 Miles NE of Champaign

TUES, NOVEMBER 9TH • 10AM
German Fall Festival Bldg. - Gifford, IL



Murray Wise
ASSOCIATES LLC
217.398.6400



BID IN PERSON OR ONLINE!
www.MurrayWiseAssociates.com

Gifford, Illinois | Champaign County

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Offered in 1 Tract



BID IN PERSON OR ONLINE!

To register for online or onsite bidding contact us at (217) 398-6400 or liz@mwallc.com or visit www.MurrayWiseAssociates.com.

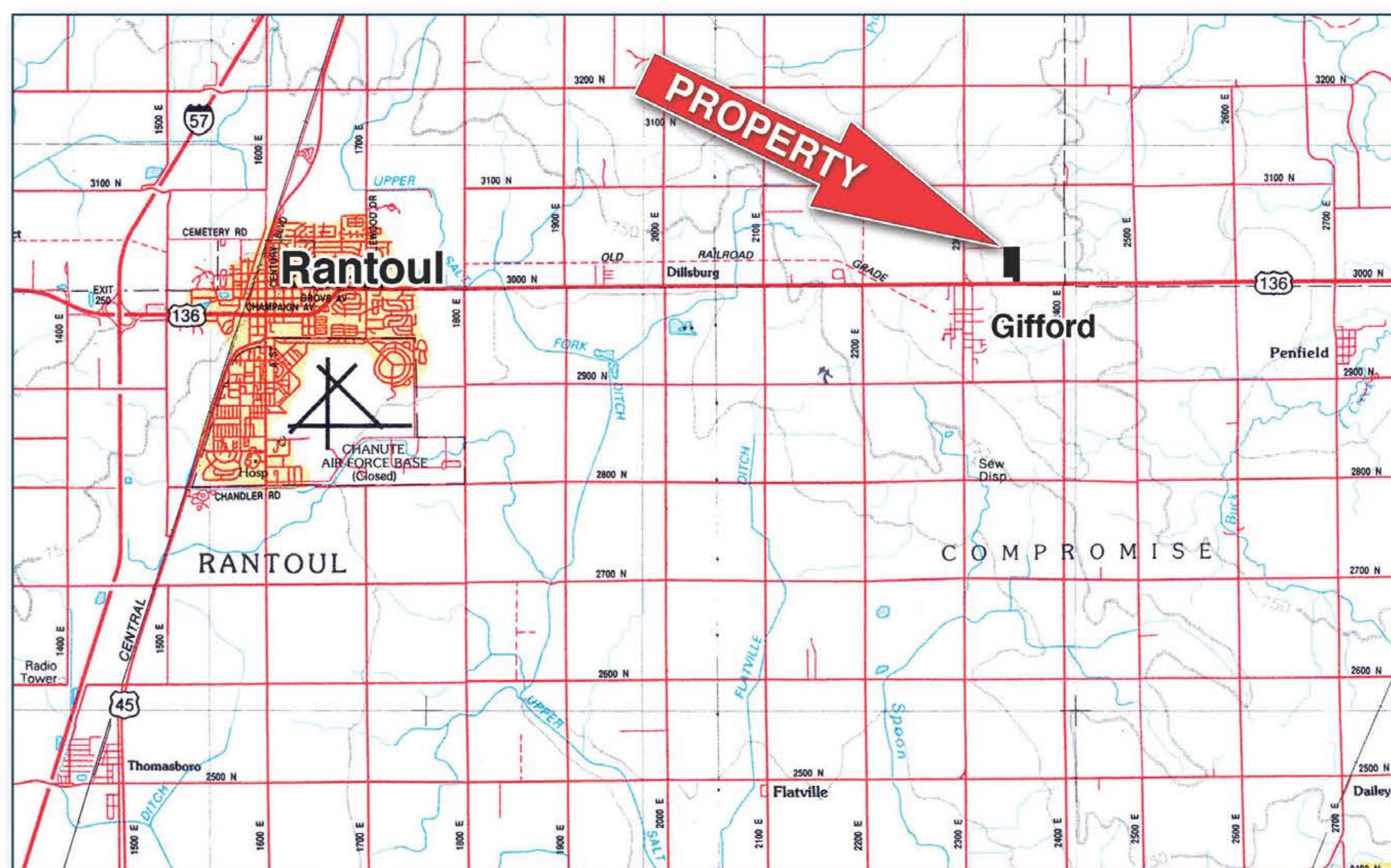
AUCTION LOCATION:

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

PROPERTY INFORMATION:

Quality Champaign County farmland with frontage along US Highway 136. Primary soil types are Ashkum silty clay loam and Elliott silty clay loam. The tenancy is open for 2022 and the weighted average PI is approximately 121.6. The farm also has natural gas and three-phase power running along US Highway 136.

Additionally, the farm contains approximately 4.18 acres enrolled in the Conservation Reserve Program (CRP). 1.65 acres is enrolled in a contract that expires on 9/30/2027 and pays \$297.60 per acre. There is an additional 2.19 acres enrolled in a contract that expires on 9/30/2022 and pays \$206 per acre. (Note - acreages for both contracts are estimated.)



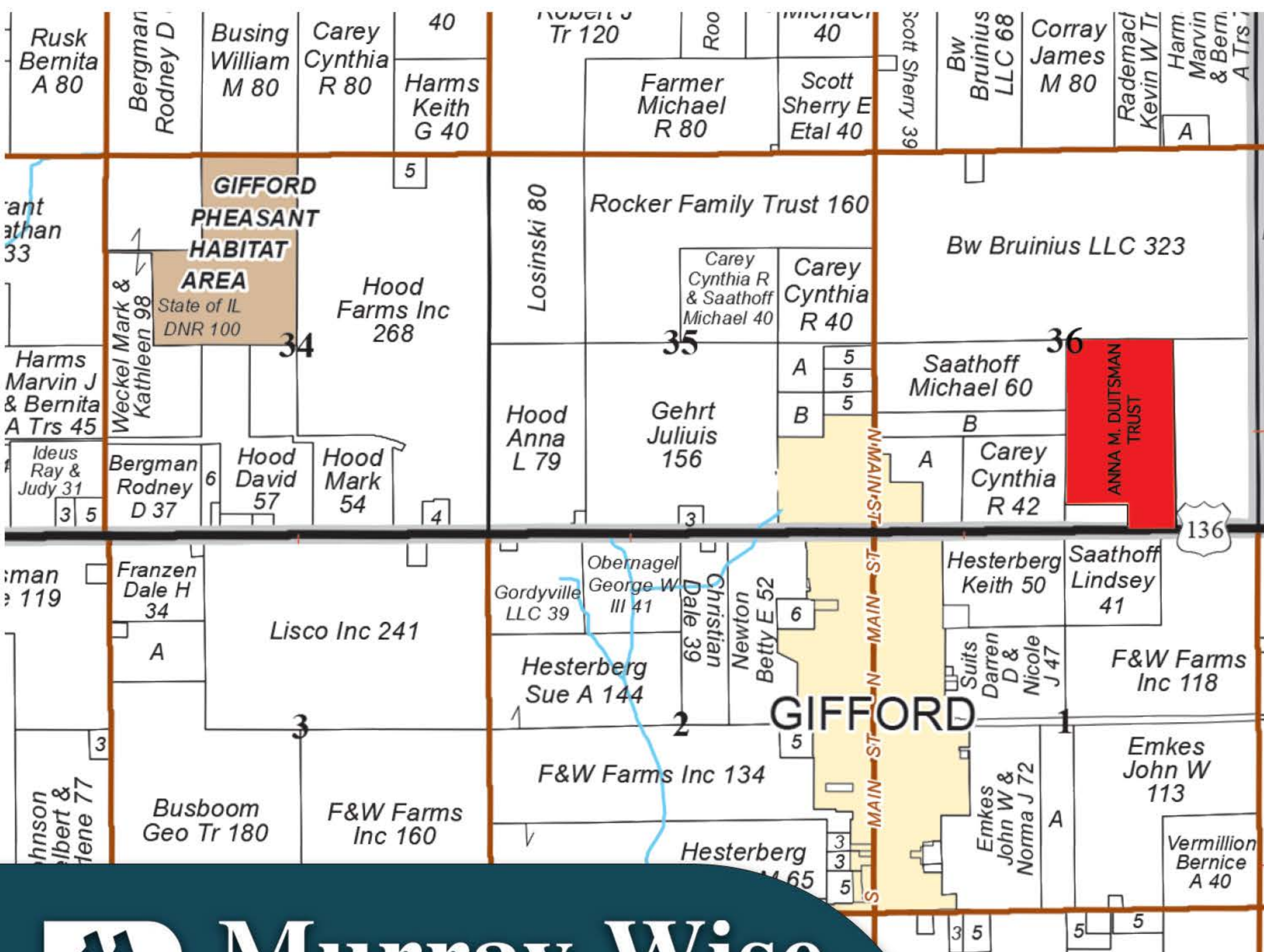


Located in Section 36
of Harwood Township

75± Acres

Gifford

136



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as a single tract. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by 74.856 acres.

ONLINE BIDDING: Both onsite bidding and online bidding will compete simultaneously. To participate online, bidders must be registered before the start of the auction. Auction company may request a letter of recommendation from prospective bidder's financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. Visit www.MurrayWiseAssociates.com to register for online bidding and to place online bids during the auction. For any questions about online bidding, contact Harrison Freeland at (217) 398-6400 or harrison@mwallc.com.

ACCEPTANCE OF BID PRICES: The successful high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Should the high bidder be an online bidder, he/she will sign the Contract to Purchase in DocuSign. Final bid price is subject to approval or rejection by seller.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due within 24 hours of the close of the auction from the winning bidder. The down payment may be paid in the form of wire transfer, personal check, business check or cashier's check. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing shall take place on or before December 9th, 2021.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2021 crop lease, which expires on December 31, 2021.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

REAL ESTATE TAXES & ASSESSMENTS: The 2021 calendar year taxes due and payable in 2022 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. The 2022 calendar year taxes and beyond will be the responsibility of the buyer.

SURVEY: The Seller recently had survey work performed on the farm and the plat of survey is available for review in the Information Book, which is available for review on www.MurrayWiseAssociates.com.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

DISCLAIMER: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the agreement to purchase. 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 Murray Wise Associates LLC. 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 Murray Wise Associates LLC. 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 final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. Under no circumstances shall Bidder have any kind of claim against Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Anna M. Duitsman Family Protection Trust dated April 12, 2016.



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Murray Wise Associates, LLC

1605 S. State Street, Suite 110
Champaign, Illinois 61820
217.398.6400

Auctioneer: Ben Ladage #441.001750 #475.194430

Sale Managers: Eric Sarff #441.001632 #471.020806

Elizabeth Strom #475.171749



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