

Saline County, Illinois

Farmland

AUCTION

**294±
Acres**

**OFFERED IN
2 TRACTS**

FRI, NOVEMBER 5TH • 1:00PM

HELD AT: Southeastern Illinois College, 3575 College Rd Harrisburg, IL 62946

- **Just east of Eldorado, IL**
- **High-Quality Saline County Farm**



BID IN PERSON OR ONLINE!

To register for online or onsite bidding contact us at (800) 607-6888 or liz@mwallc.com, or visit www.MurrayWiseAssociates.com.

For Details, Visit
MurrayWiseAssociates.com
or Call 800-607-6888



**Murray Wise
ASSOCIATES LLC**

Saline County, Illinois

Farmland

AUCTION

294±

Acres OFFERED IN 2 TRACTS

- Just East of Eldorado, IL
- High-Quality Saline County Farm

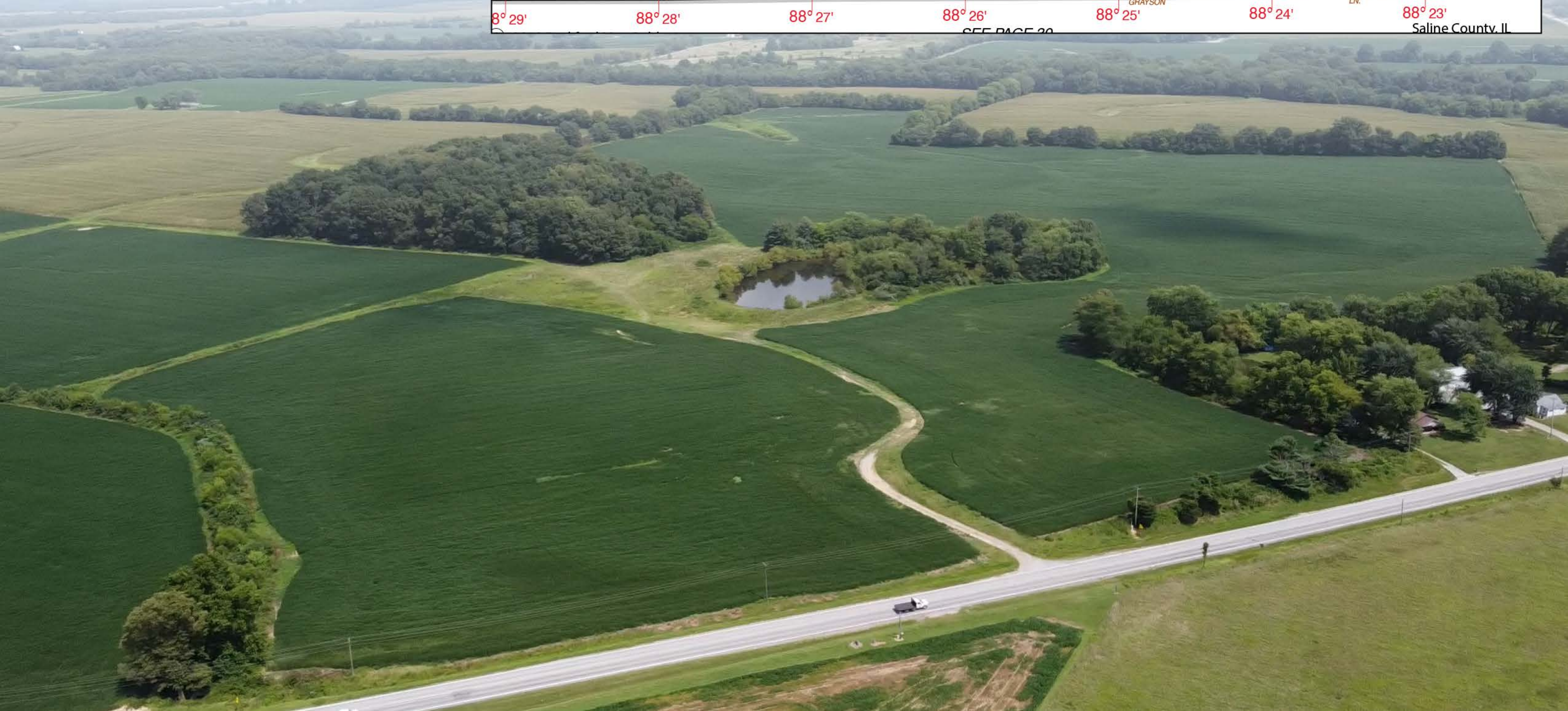
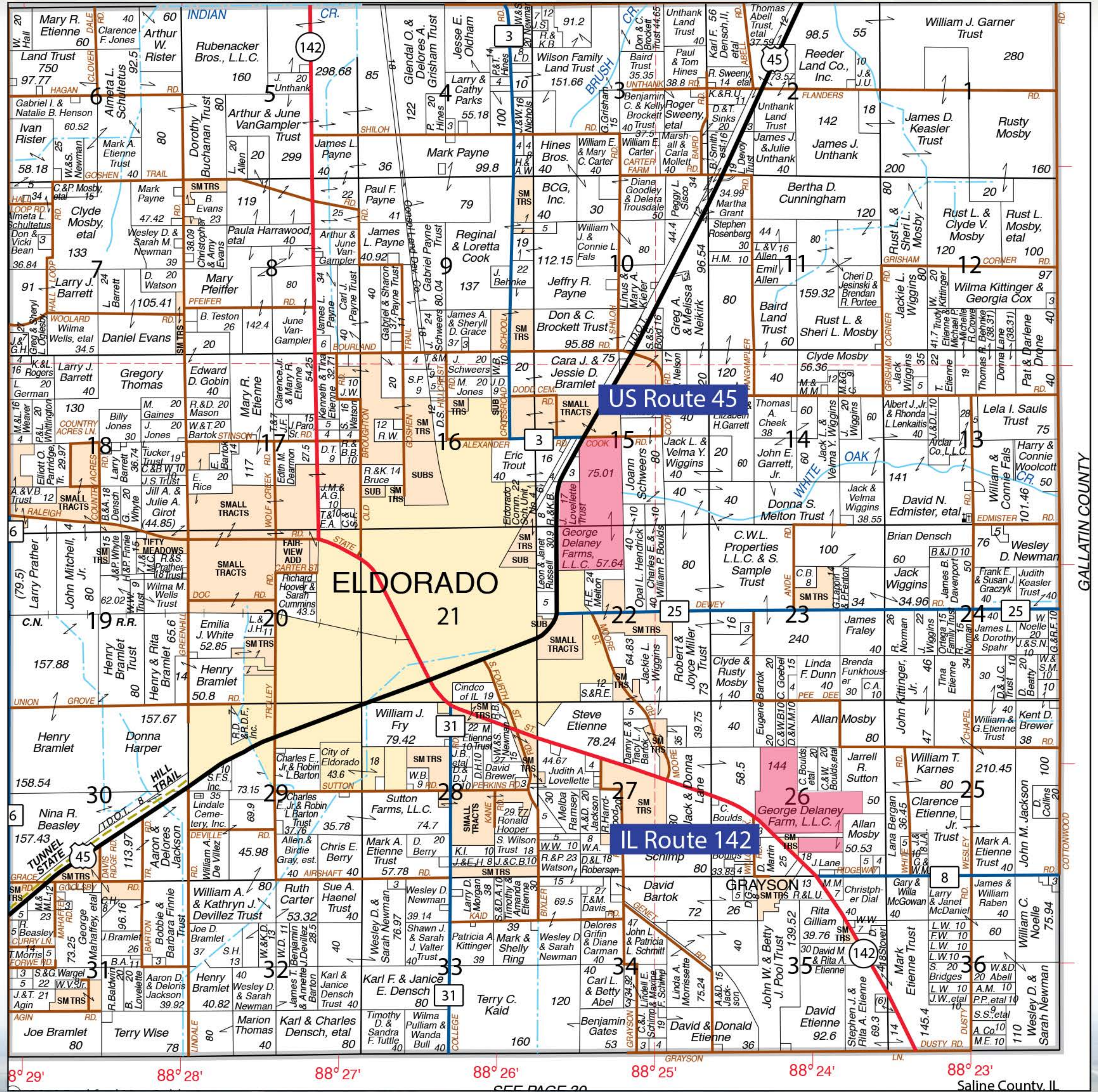
Located in Section 15, 22 and 26 of East Eldorado Township (T.8S R.7E)

Tract 1:

150 +/- Acres of quality Saline County farmland. Primary soil types are Racoon Silt Loam and Wynoose Silt Loam and the weighted average PI is approximately 100.8. Tract 1 includes a grain bin and an abandoned oil well.

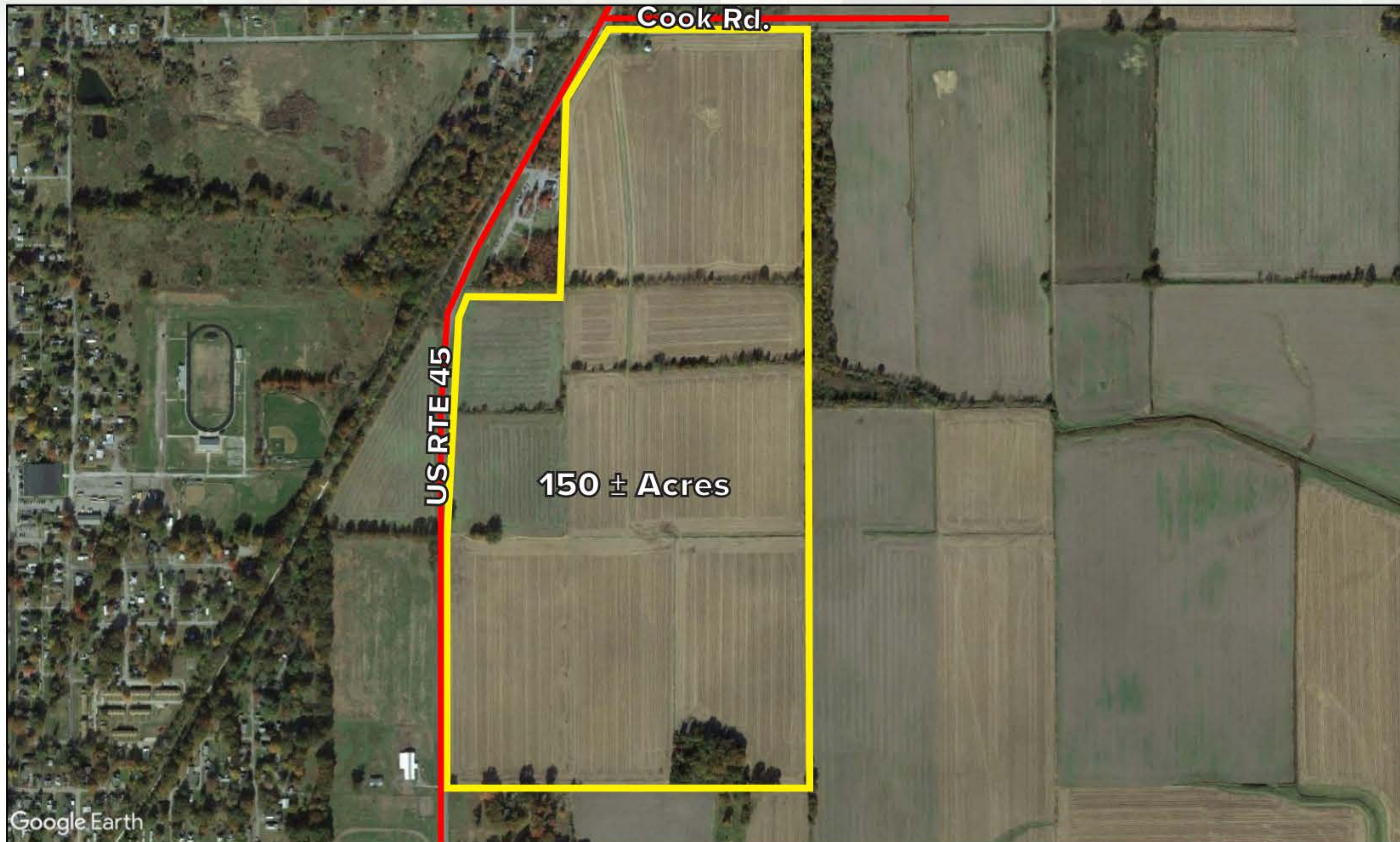
Tract 2:

144 +/- Acres of beautiful farmland. Primary soil types are Hosmer Silt Loam and Bluford Silt Loam and the weighted average PI is approximately 98.7. Tract 2 includes a pond for recreational activities. For more information, download the Information Book from MurrayWiseAssociates.com.



FRIDAY, NOVEMBER 5TH • 1:00 PM

HELD AT: Southeastern Illinois College, 3575 College Rd Harrisburg, IL 62946



PROCEDURE: The property will be offered in 2 individual tracts using the "Buyer's Choice and Privilege" method of sale, where as the high bidder can purchase any individual tract or both tracts for their high bid. Should the high bidder not select both available tracts, the remaining tract will be offered with another round of bidding. Bidding will be in dollars per acre.

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 pre-register for online bidding and to place online bids during the auction. For any questions about online bidding, contact Elizabeth Strom at (800) 607-6888 or liz@mwallc.com.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder. The down payment may be paid in the form of personal check, business check, cashier's check or wire transfer. 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 high bidder will enter into a purchase agreement immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by seller.

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

CLOSING: Closing shall take place on or before December 14th, 2021, 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 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.

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

MINERAL RIGHTS: The Seller is reserving all mineral rights, they will not pass to the buyer(s). The sale will be subject to any previous reservations, conveyance or leases of the minerals.

SURVEY: Seller is in the process of obtaining a boundary survey and it will be made available for bidders to review when it is completed. Final purchase price will be calculated by multiplying the high bid price by surveyed acres.

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: George Delaney Farms, LLC



BID IN PERSON OR ONLINE!

To register for online or onsite bidding contact us at (800) 607-6888 or liz@mwallc.com, or visit www.MurrayWiseAssociates.com.

MurrayWiseAssociates.com • 800-607-6888

 **Murray Wise ASSOCIATES LLC**

Saline County, Illinois

Farmland AUCTION

294±

Acres OFFERED IN 2 TRACTS

FRIDAY, NOVEMBER 5TH • 1:00PM



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

Auctioneer: Alex Belcher #441.000304
Sale Managers: Elizabeth Strom #475.171749
Eric Sarff #441.001632 #471.020806



800-607-6888

MurrayWiseAssociates.com

Saline County, Illinois

Farmland AUCTION

294±

Acres OFFERED IN 2 TRACTS

FRIDAY, NOVEMBER 5TH • 1:00PM

HELD AT: Southeastern Illinois College, 3575 College Rd. Harrisburg, IL 62946

- Just East of Eldorado, IL
- High-Quality Saline County Farm



BID IN PERSON OR ONLINE!

To register for online or onsite bidding contact us at (800) 607-6888 or liz@mwallc.com, or visit www.MurrayWiseAssociates.com.



Murray Wise
ASSOCIATES LLC