

**895[±]
Acres**

Offered in 9 Tracts

Major Illinois Farmland AUCTION

Edgar County, Illinois

- Highly Productive Soils
- Farm Lease Open for 2022
- Great Investment Opportunity
- Tracts 1-7 Located 2 Miles NE of Kansas
- Tracts 8 & 9 Located 6 Miles N of Paris

Tues, November 30th • 10am (CT)



Virtual Live Auction - Online Only



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com



Moss
Auction Team

217.465.4545

www.MossAuctionTeam.com

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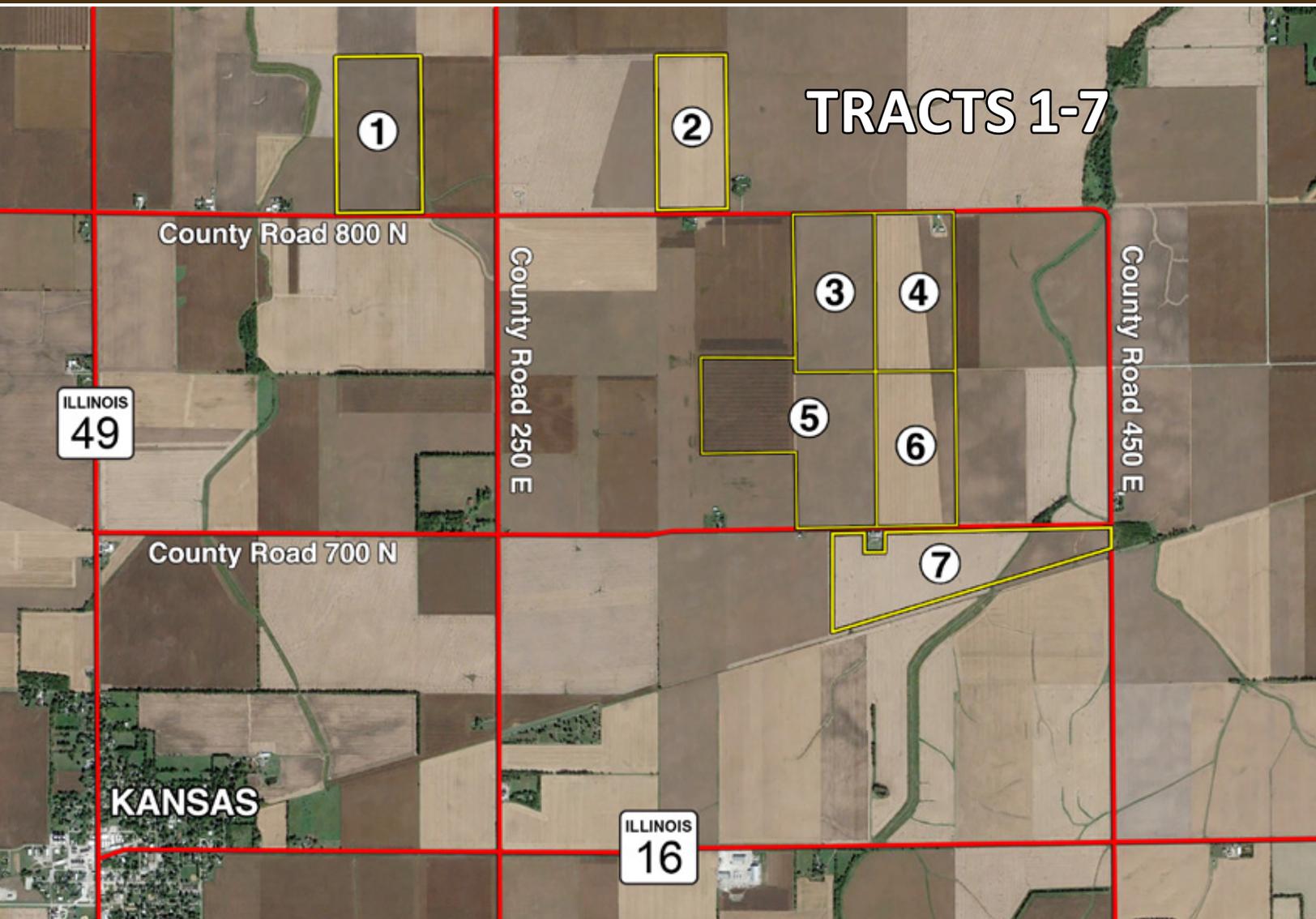
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To register for online bidding visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or harrison@mwallc.com.



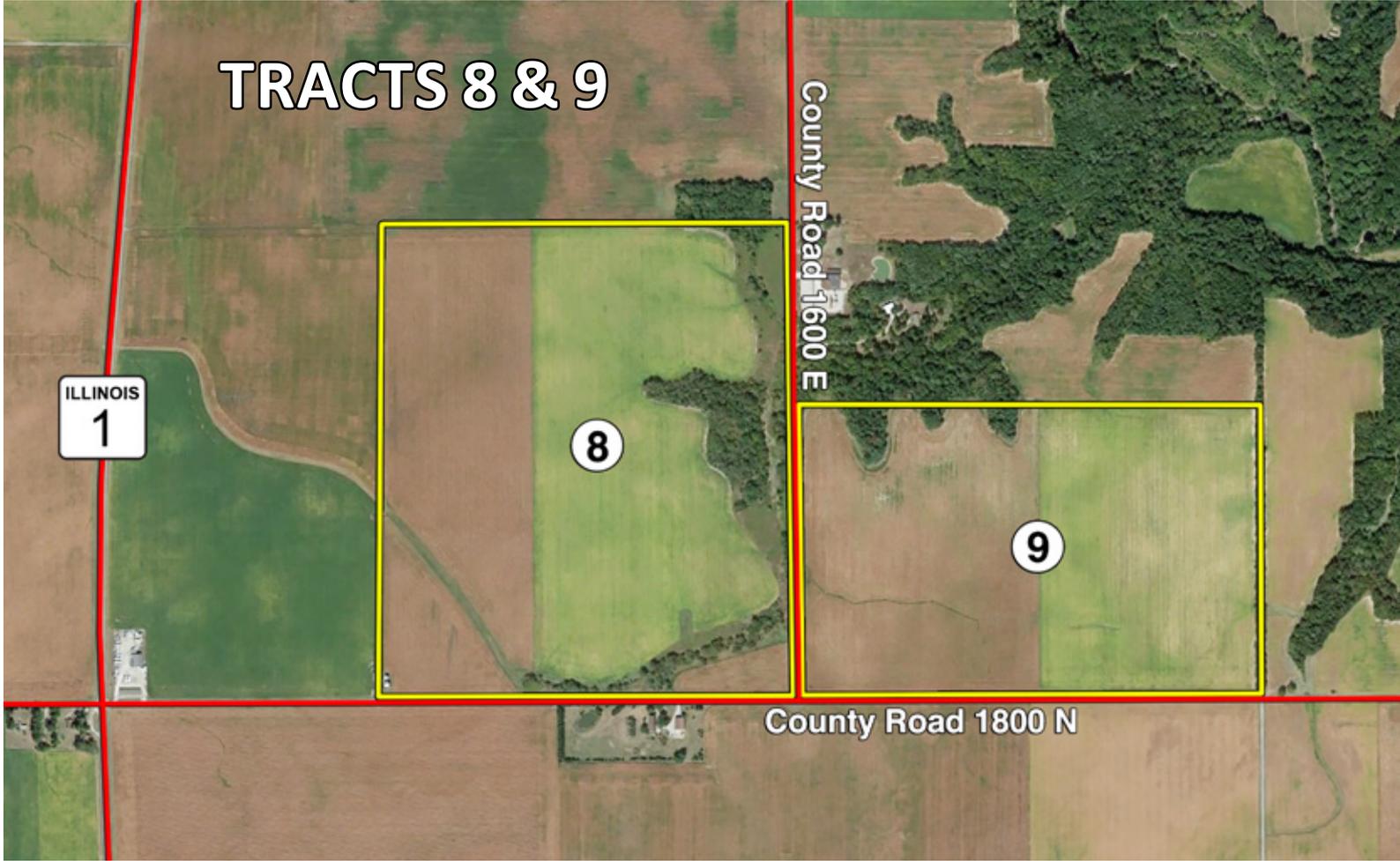
PROPERTY INFORMATION:

TRACTS 1-7: Prime Class A farmland with tracts ranging in size from 73[±] acres to 144[±] acres and featuring predominantly Drummer silty clay loam, Dana silt loam and Flanagan silt loam. These tracts offer an incredible opportunity for buyers looking for prime Illinois farmland.



Tract	Final Acres*	Est. FSA Cropland Acres	PI
1	80.00	80.7	139
2	72.70	71.6	138
3	81.39	80.7	140
4	81.35	79.7	143
5	144.86	145	140
6	80.84	80.7	144
7	114.37	111	140
8	140.00	120.3	136
9	100.00	96	125
Total	895	865.7	

*Note - Survey on Tracts 3 - 7 has now been completed



TRACTS 8 & 9

ILLINOIS
1

County Road 1600 E

8

9

County Road 1800 N

PROPERTY INFORMATION:

TRACT 8: 140± Acres consisting of primarily Drummer silty clay loam, Flanagan silt loam and Xenia silt loam soils. This tract is also improved with a grain bin with an approximately 9,000-bushel capacity.

TRACT 9: 100± Acres consisting of nearly all tillable productive Edgar County farmland. This tract has road frontage along both County Road 1800N and County Road 1600E.

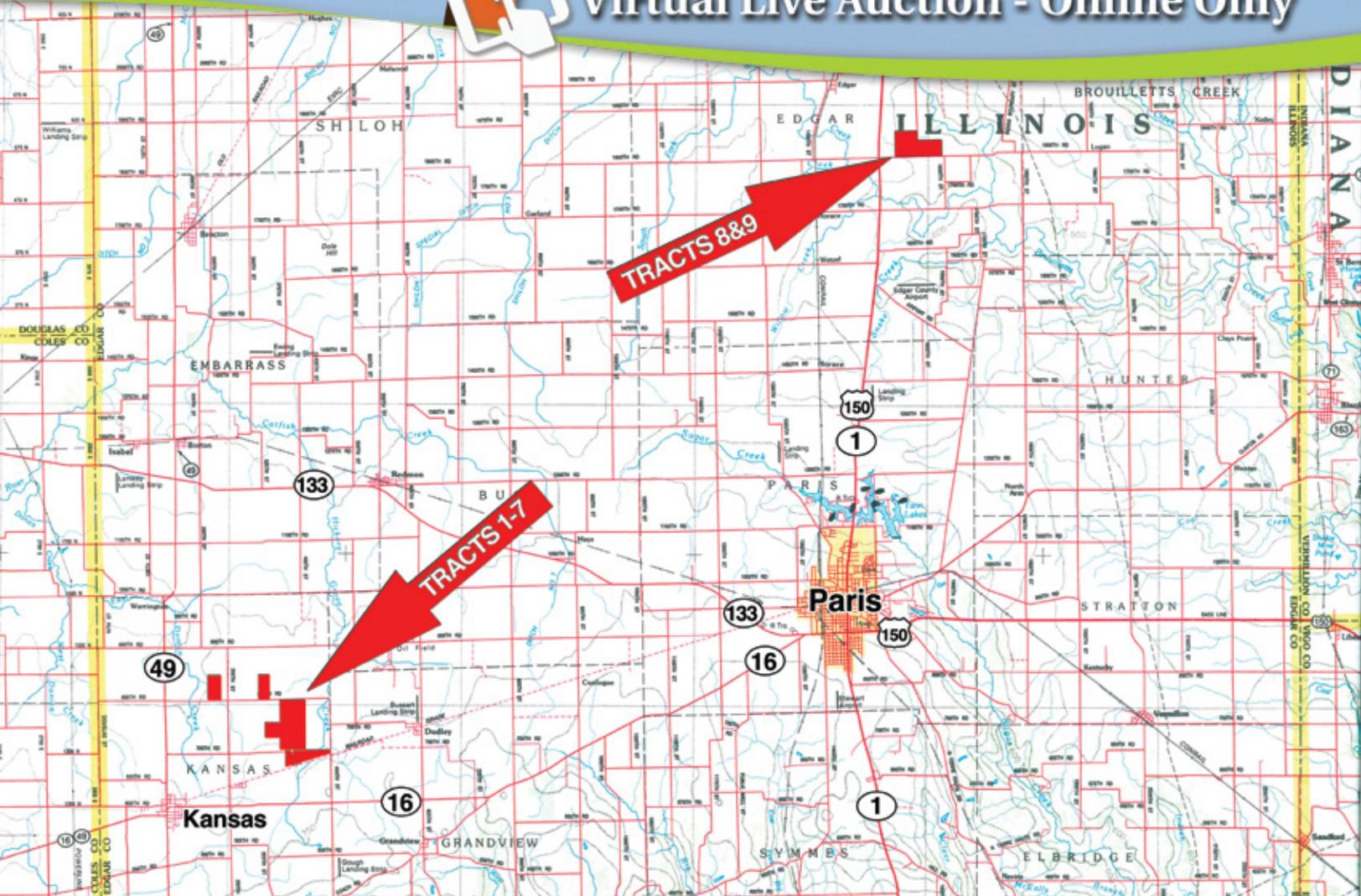
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DIRECTIONS:

To Tracts 1-7: From the intersection of Illinois Highway 49 and Illinois Highway 16 in Kansas, travel north on IL Highway 49 for 2.1 miles to County Road 800N. Turn right/east on to County Road 800N, travel 0.75 miles, and Tract 1 will be on your left.

To Tracts 8 & 9: From the north end of Paris, travel 6.1 miles north on IL Highway 1 to County Road 1800N. Turn right/east onto County Road 1800N, travel 0.3 miles, and Tract 8 will be on your left.



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AUCTION TERMS & CONDITIONS:

PROCEDURE: The property will be offered in 9 individual tracts using the "Buyer's Choice and Privilege" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a bidder. Bidding will be in dollars per acre. Surveys for Tracts 3 – 7 will be completed by auction day and the final purchase prices for these tracts will be determined by multiplying the surveyed acres by the high bid(s). On the remaining tracts, the final purchase prices will be determined by multiplying assessed acreage by the high bid(s).

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com prior to the start of bidding. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. 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.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). 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(s) will enter into a Contract to Purchase 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 the remaining rights of the current tenants under the 2021 crop lease, which expires on February 28, 2022.

CLOSING: Closing shall occur 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 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: Sale shall include 100% of the mineral rights owned by the seller, if any.

SURVEY: Survey work is being done on Tracts 3 – 7 and these surveys will be available for review once completed. No additional survey work will be provided by the Seller.

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

AGENCY: Moss Auction Team LLC & Murray Wise Associates LLC are the exclusive agents 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 AUCTIONEER 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 Moss Auction Team and Murray Wise Associates. Each potential bidder is responsible for conducting his or her own independent inspec-

tions, 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 Moss Auction Team and Murray Wise Associates. 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 auctioneer. The Seller and Moss Auction Team and Murray Wise Associates 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. Under no circumstances shall Bidder have any kind of claim against Moss Auction Team LLC, Murray Wise Associates LLC, or anyone else if the internet service and/or auction software fails to work correctly before or during the auction.

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 Moss Auction Team and Murray Wise Associates.

Seller: Richard C. O'Hair Living Trust

ATTORNEY FOR SELLER:
Anderson Law Office – Paris, IL
Attorney Rob Anderson
217-465-3535



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Murray Wise ASSOCIATES LLC

Murray Wise Associates, LLC
1605 S. State Street, Suite 110
Champaign, Illinois 61820
217.398.6400

Sale Manager: Eric Sarff #441.001632
#471.020806

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AUCTION

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14999 E 1500th Rd, Paris, IL 61944
217.465.4545

Auctioneer/Sale Manager:
Matthew Moss #440.000148



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