

7 Miles Southeast of Tuscola

4 Miles East of Arcola

**260[±]
Acres**
Offered in 3 Tracts



**DOUGLAS COUNTY
FARMLAND
AUCTION**

**High Quality
Soils**



THURSDAY, JUNE 16TH • 10AM



VIRTUAL LIVE AUCTION - ONLINE ONLY
www.MurrayWiseAssociates.com



**Murray Wise
ASSOCIATES LLC**

To Register for Online Bidding Visit:
www.MurrayWiseAssociates.com or
Contact Us at **217.398.6400** | liz@mwallc.com

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DIRECTIONS

From Interstate 57 take Exit 203 (Arcola/Paris)
travel east on State Route 133 for 4.3 miles to
County Road 1375 East. Turn left/north onto
County Road 1375 East, travel 1 mile, the farm
will be on your right.

PROPERTY INFORMATION

260± Acres of quality Central Illinois farmland
with a whole-farm weighted average PI of
129.2. Primary soil types are Milford silty clay
loam & Rutland silt loam. Excellent investment
opportunity.

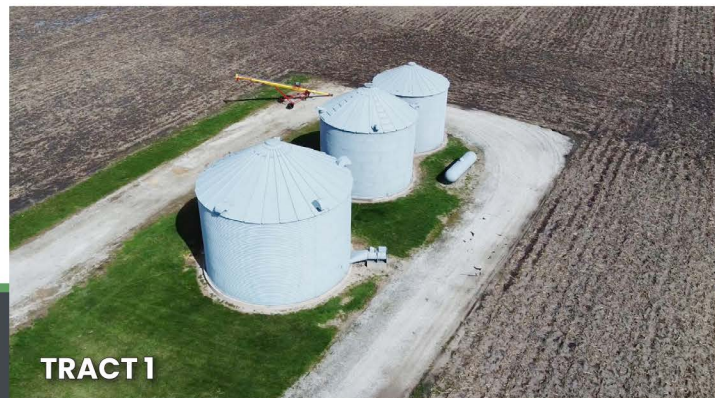
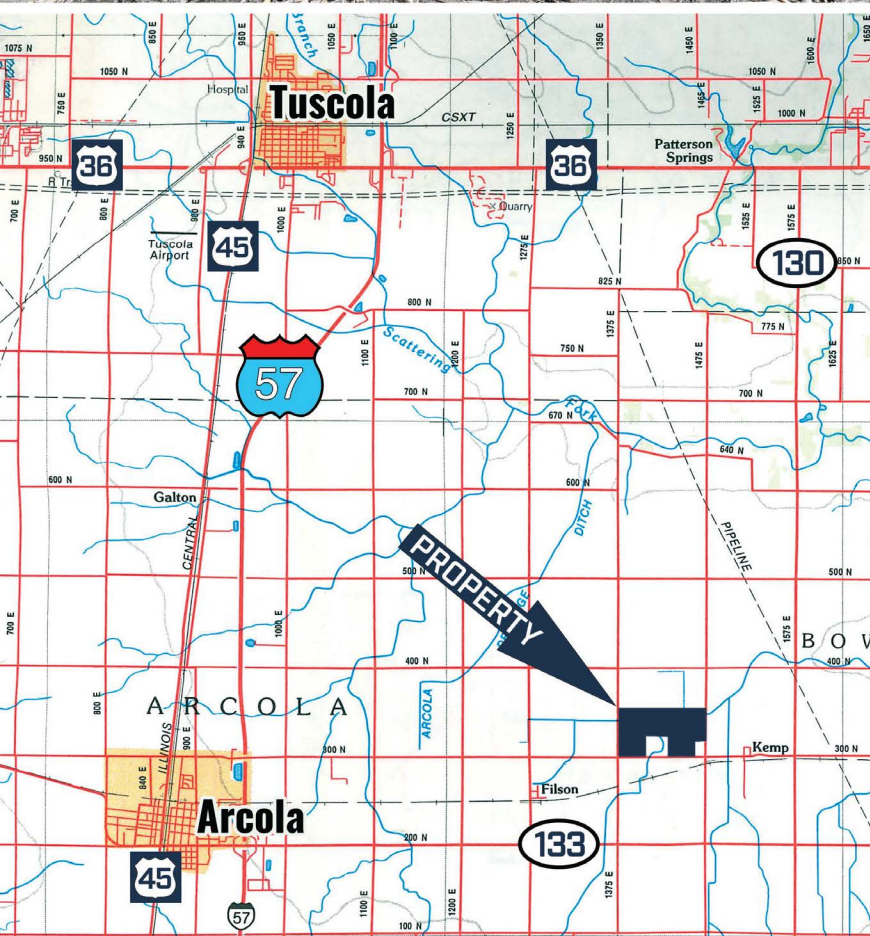
Tract 1: 108± Acres consisting primarily of
Milford silty clay loam. The weighted average
PI is approximately 128.6. This tract includes 3
grain bins for storage.

Tract 2: 92± Acres consisting primarily of
Milford silty clay loam. The weighted average
PI is approximately 130. Easy access to a
drainage ditch for future tiling projects.

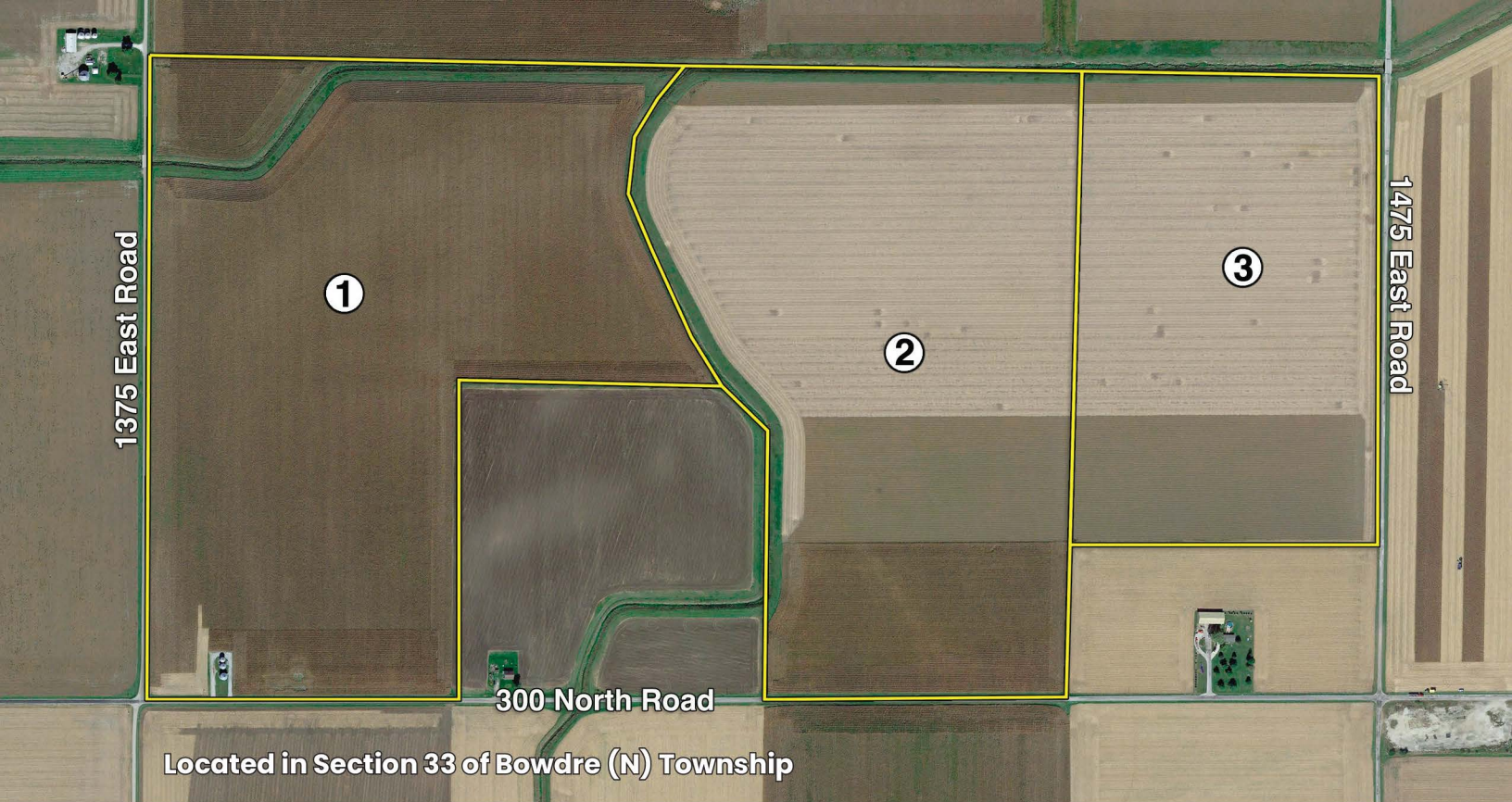
Tract 3: 60± Acres. The primary soil type is
Milford silty clay loam. The weighted average PI
is approximately 128.8. This is a level, beautiful
tract that lays just west of County Road 1475
East. This tract offers an incredible opportunity
for buyers looking for quality Illinois farmland.



TRACT 1



TRACT 1



Located in Section 33 of Bowdre (N) Township



AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 3 individual tracts using the "Buyer's Choice" 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 high bidder. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis. Surveys for Tracts 1-3 will be completed by auction day and the final purchase prices for these tracts will be determined by multiplying the surveyed 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.

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. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

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 shall be made via a wire transfer as a non-refundable deposit. 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 July 13th, 2022.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2022 crop lease. Please contact auction company for the lease.

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

2022 INCOME: The buyer shall receive 100% of the landlord's share of the 2022 rental income as a credit at closing. For more information regarding the 2022 lease or rent please contact the auction company.

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: Seller will be providing a survey for review prior to auction day.

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.

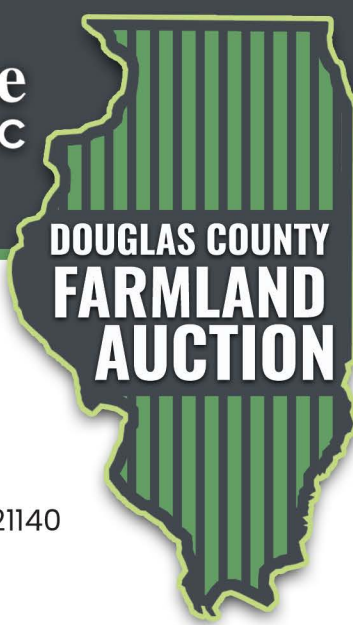
EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record.

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: Stephen Shrader, Edward Miller, Jr, Christian Miller, Gretchen Williams and Hawk Douglas





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

Auctioneer:

Robert Warmbir #441.002377 | #471.021140

Sale Managers:

Elizabeth Strom #475.171749
Calli Robinson #475.201969



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