

BID SUBMISSION FORM
680+/- ACRES – PIATT COUNTY, ILLINOIS
DUE WEDNESDAY, AUGUST 3, 2022- 12PM CDT

Terms and Conditions:

PROCEDURE: The property will be offered as a single tract in a sealed bid auction format. Bids must be submitted via DocuSign or e-mail on the official bid form and accompanied by a signed Real Estate Purchase Agreement, both of which may be obtained from auction company. **Bids must be submitted to auction company by 12:00 PM (NOON) CDT on Wednesday, August 3, 2022.** Auction company will notify winning bidder, if any, within 24 hours. Seller reserves the right to accept or reject any or all bids. If a tie occurs, both bidders will be contacted and be allowed to increase their bid.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due via a wire transfer within 24 hours of the Seller's acceptance of the high bid. 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 September 6, 2022.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the existing crop lease, which expires on December 31, 2024.

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 when due. Seller shall credit Buyer at closing for 50% of the 2022 calendar year taxes payable in 2023, based on the most recent ascertainable tax figures. Buyer is responsible for 2023 and all subsequent taxes.

INCOME & LEASE: Seller and Buyer will evenly share the 2022 income. Seller will assign their interest in the current farm lease to the Buyer at closing, subject to any remaining portion of the Seller's share of the 2022 income. Please contact Murray Wise Associates for more information on the lease.

SURVEY: Seller will not be providing a survey.

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

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.

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 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

1605 S. State St., Ste. 110
Champaign, IL 61820
Phone: 217-398-6400
Email: liz@mwallc.com



Bidder's Initials: _____

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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. 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 submitted bids are not received in advance of the bid submission deadline, either due to internet failure, delivery service failure or some other unforeseen circumstance.

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

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SUBMISSION: Please submit all 3 pages along with a signed Real Estate Purchase Agreement in-person, scanned by email to liz@mwallc.com or contact liz@mwallc.com to get the documents DocuSigned to you for completion. All methods of bids must be submitted on or before 12:00 PM CDT on Wednesday, August 3, 2022.

To bid on the 680.55+- Acres, please fill the bid out below.

Tract	Acres	Bid Per Acre	Total Bid
1	680.55+/- Acres	\$ _____ = \$ _____	

Additional Comments: _____

I, the undersigned, do hereby acknowledge that I have read and understand the terms and conditions of this offer to purchase the real estate stated above on this _____ day of, August 2022.

_____	_____
Name	Mailing Address
_____	_____
(Signature) Date	City, State, ZIP (Country)
_____	_____
Its: (Title)	Email

	Phone

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