

Champaign County



FARMLAND Auction

- High Quality Soils - 143 PI
- 3 Miles S. of St. Joseph
- 7 Miles E. of Urbana

WED, JULY 27TH • 10AM



Virtual Live Auction
ONLINE ONLY

Registration
Due By
July 26th • Noon



Murray Wise
ASSOCIATES LLC

To Pre-Register for Online Bidding Visit:
www.MurrayWiseAssociates.com or Contact
Us at **217.398.6400** or calli@mwallc.com



TRACT 1

FARMLAND Auction

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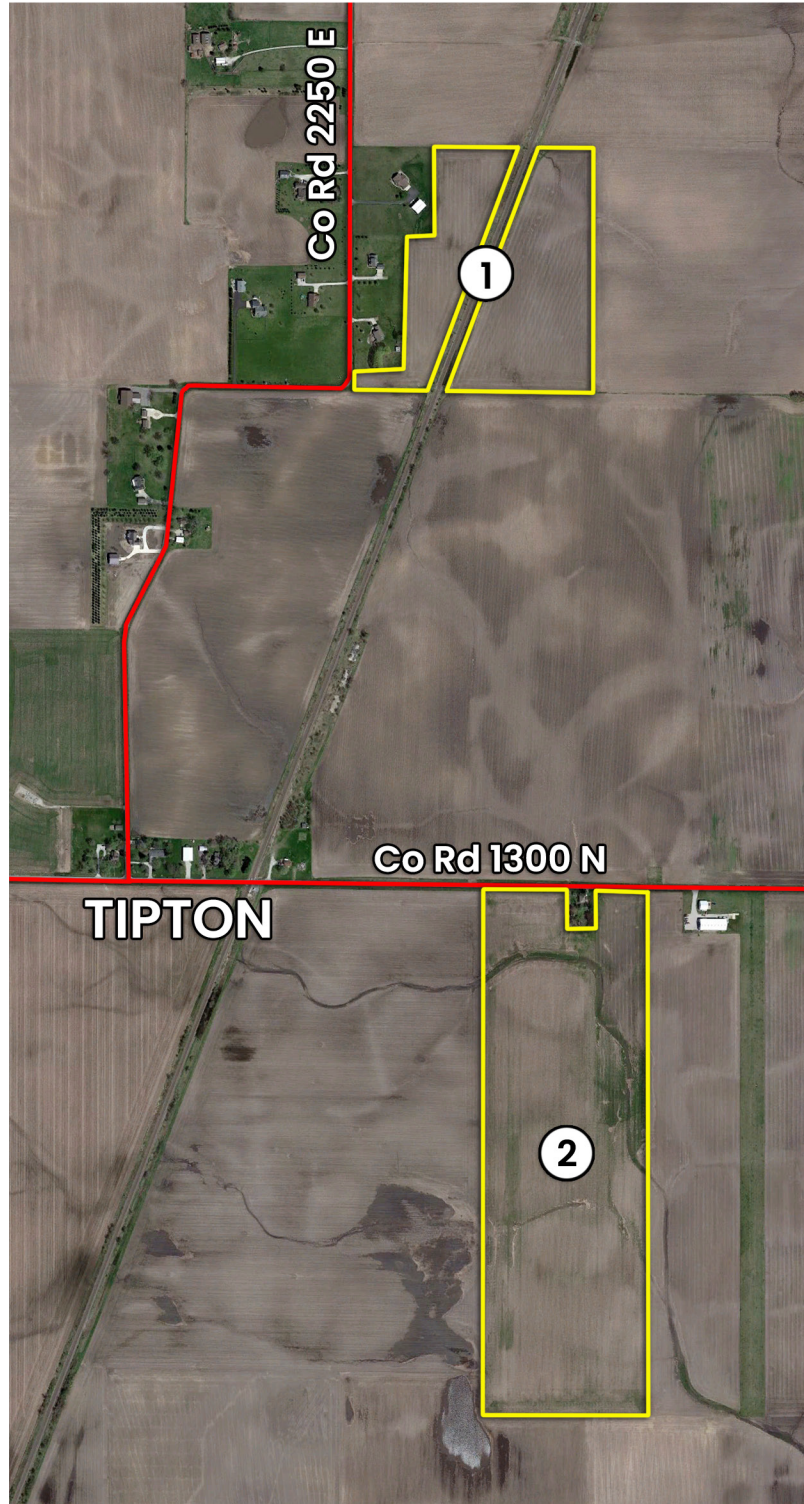
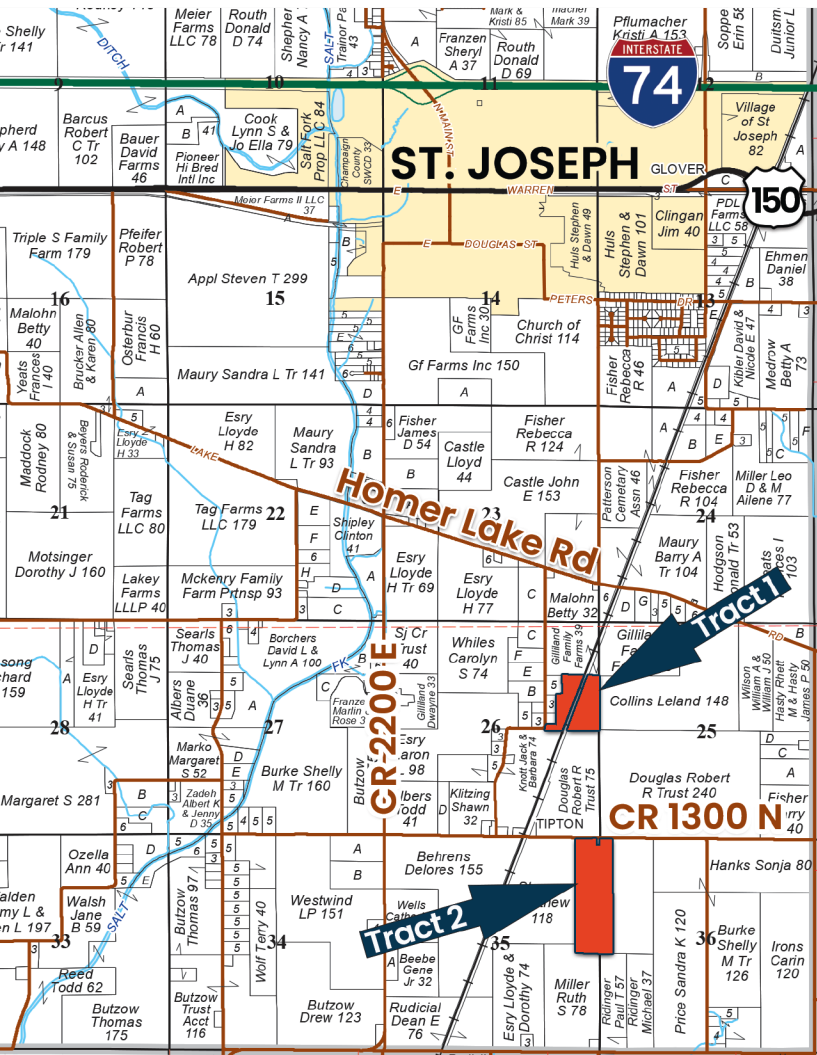
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PROPERTY INFORMATION

TRACT 1: 25.8± Acres consisting of Drummer silty clay loam, Flanagan silt loam and Catlin silt loam soils. The weighted average PI is approximately 142.

TRACT 2: 56.3± Acres consisting of Flanagan silt loam and Drummer silty clay loam. The weighted average PI is approximately 144.

**Located in Sections 26, 35 & 36
of St. Joseph Township**



**82[±]
Acres**

Offered in 2 Tracts

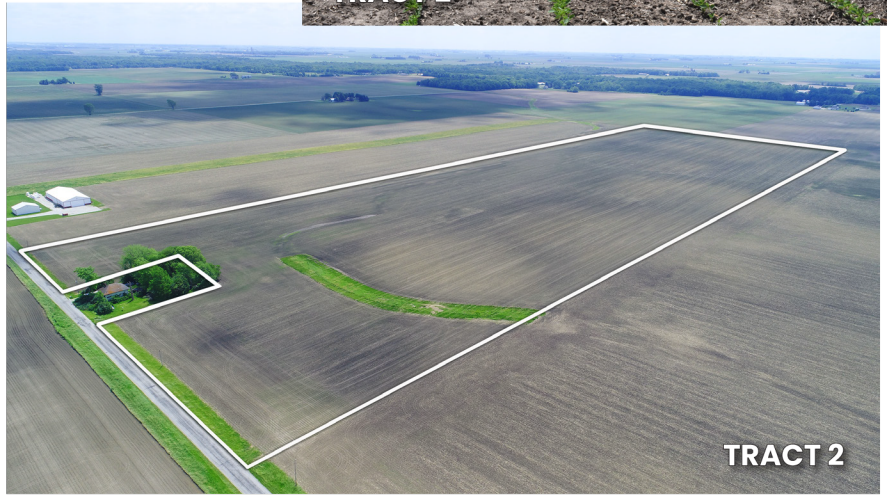
Champaign County



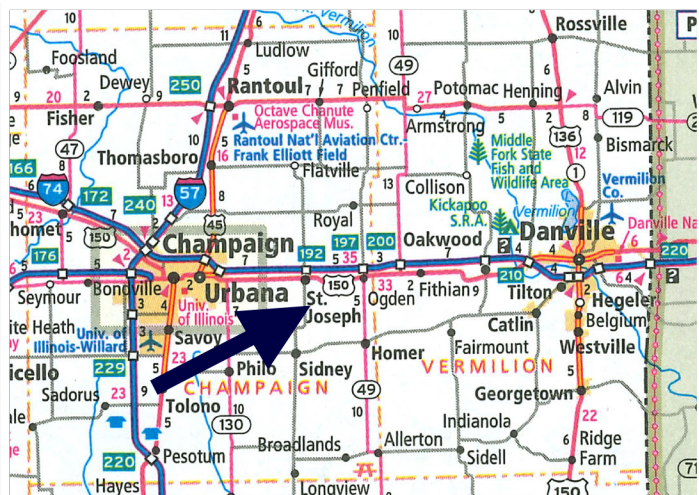
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TRACT 2



TRACT 2



AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 2 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. The final sale price for Tract 1 will be determined by multiplying assessed acres by the high bid. The final sale price for Tract 2 will be determined by multiplying the acreage from an existing survey by the high bid.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Tuesday, July 26, 2022. 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. 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 August 24th, 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 50% of the landlord's share of the 2022 rental income as a credit at closing and Seller shall assign the lease to the Buyer 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 Owner. 50% of the 2022 calendar year taxes due and payable in 2023 shall be paid by Owner. Owner shall credit Buyer for said taxes based on the most recent tax figures available, which will be used to determine the amount of the credit. The 2023 calendar year taxes and beyond will be the responsibility of the buyer.

SURVEY: Tract 2 has an existing survey and this is available for review on MurrayWiseAssociates.com. No additional survey work will be performed.

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 discretion 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: Routh Trust, Hickory Point Bank and Trust as Trustee of the Lowell Routh Trust

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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 | #441.002523
Calli Robinson #475.201969



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