

7 Miles West of Monticello

15 Miles Northeast of Decatur

PIATT COUNTY

ILLINOIS

Gulley Farms

SEALED BID AUCTION

680[±] Acres

Top-Quality Central Illinois Farmland

Class A Soils - 140 PI

Fantastic Investment Opportunity

Offered in 1 Tract

1 Mile South of Cisco

SEALED BID DEADLINE

Wed, August 3rd at 12pm (Noon) GDT



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com



SEALED BID DEADLINE

Wed, August 3rd at 12pm (Noon) CDT



Property Located in Section 24, 26, 27 and 34 of Willow Branch (N) Township, Piatt County, Illinois.

SEALED BID AUCTION TERMS & 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.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

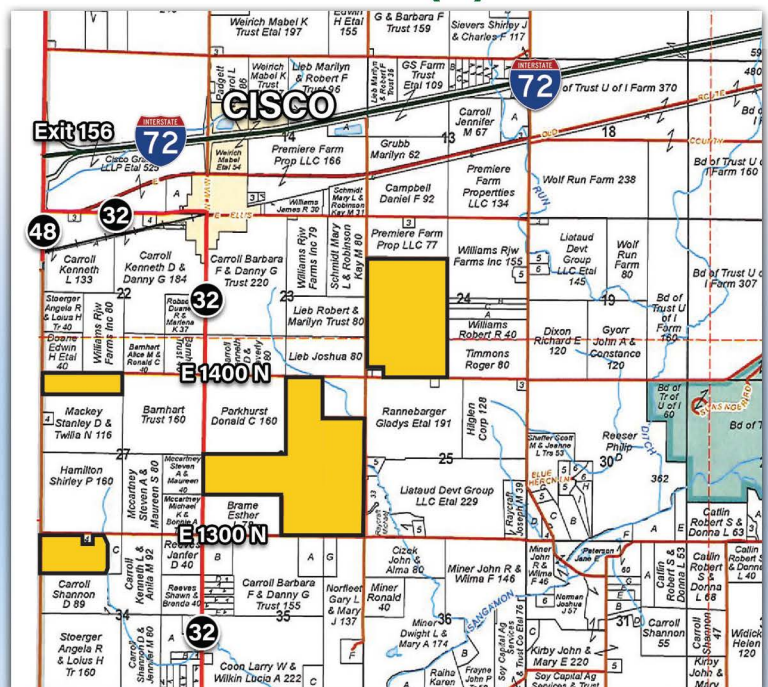
ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

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. 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. **SELLER:** Annette S. VanDuren, Phillip A. Gulley, Celeste D. Gulley, Carol J. Gulley Trust and Melvin H. Gulley Trust

WILLOW BRANCH (N) TOWNSHIP



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PROPERTY INFORMATION

680± Acres of top-quality Central Illinois farmland. Primary soil types are Sable silty clay loam & Ipava silt loam and the weighted average PI is approximately 140.

PIATT COUNTY ILLINOIS
Gulley Farms

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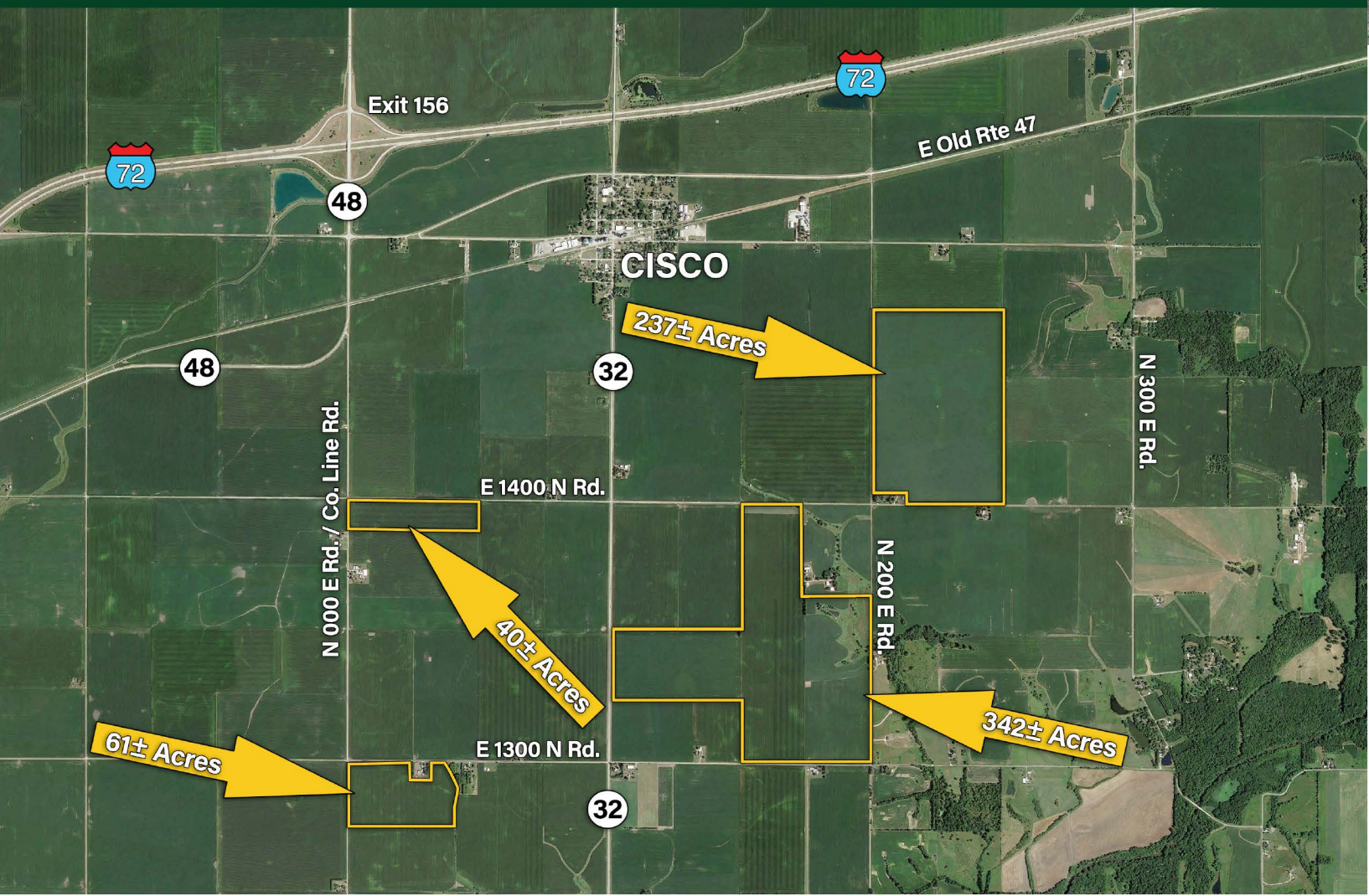
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For More Information visit www.MurrayWiseAssociates.com
or contact us at 217.398.6400 or liz@mwallc.com.





**Section
24**



**Section
26**



* PI based on tillable acres only



**Section
27**



**Section
34**

**PRIME PIATT COUNTY
FARMLAND!**



**Complete Auction Details,
Virtual Tours & Photos at
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Murray Wise ASSOCIATES LLC

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