

Multi-Parcel Online Farmland Auction Bidding Instructions

Login / Register to use the Auction Software. This can be done by either clicking “Login” on the auction screen or “Login/Register” in the page header.

The screenshot displays the Murray Wise Associates LLC website interface for a farmland auction. At the top, the navigation bar includes the company logo, the name "Murray Wise ASSOCIATES LLC", and a "Login/Register" link circled in red. Below the navigation bar, the breadcrumb trail reads "Home / Auctions / Coles County Farmland Auction". The main heading is "Coles County Farmland Auction". On the left, there is a map of the auction area in Humboldt, Coles County, with a "View Livestream" button. On the right, a summary table shows the current bid status:

	Bid Count	Auction Total
0	\$0.00	

Below the summary table, there are four sections: "Winning Bids", "Backup Bids", "Combo Bids", and "Bid History". Each section has a "Login" button circled in red and a message indicating that there are currently no bids in that category.

If you already have an account, enter your login information here and click “Login”. If not, click “Register” and enter your information.

The image shows a modal window titled "Log In" with a close button (X) in the top right corner. It contains two input fields: "Username" and "Password". Below these fields are three buttons: a dark blue "Login" button, a blue "Reset Password" link, and a dark blue "Register" button. The modal is overlaid on a blurred background of a website.

The image shows a "Register" form with the following sections:

- Account Info:** Includes fields for Username, Password, First Name, Last Name, Email, and Company.
- Phone:** Includes fields for Phone 1 and Phone 2, each with a country code dropdown and an "ext." field.
- Text Notifications:** A checkbox labeled "I don't want to receive text notifications" with a dropdown arrow.
- Address:** Includes fields for Address (line 1), Address (line 2), Zip, City, State (pre-filled with "Illinois"), and Country (pre-filled with "United States").

Accept the terms of the Auction Software. You will receive an email from info@mwallc.com sent to the account you registered with. You must click “Verify Email” in this email to finish registering.



Login/Register

Register

Please read, review and agree to our terms and conditions.

[Account Info](#) [Terms](#) [Complete](#)

Terms

By checking the box below, I hereby agree to and represent the following:

If I am the successful bidder, I will sign the form of purchase agreement as provided to me at the auction and perform in accordance with the terms and conditions included therein.

If I am bidding and signing the purchase agreement on behalf of a partnership, corporation, or other entity, I have all requisite authority, power, and legal right to bind such entity to the terms and conditions of the auction agreement.

I agree to the terms above

[Back](#) [Submit](#)



Login/Register

Register

[Account Info](#) [Terms](#) [Complete](#)

Complete Registration

Thank you for registering on our site!

We sent an email to call@mwallc.com. Please check your email and verify your account.



You agreed to receive text message updates.



Welcome!

Hi Calli,

Your username is callirobinson23.

Thank you for registering!

[Verify Email](#)

* Be sure to check your junk mail for the verification email. You MUST verify your email in order to register for the auction and bid!*

Once you are back to the auction page after having successfully created an account, you can register for the auction by clicking “Register for Auction.” Once clicked, the terms of sale should appear. Click “Agree to Terms” to be registered for the auc-



Coles County Farmland Auction

View Livestream

Your bidder number is 203
Bid Count: 0 Auction Total: \$0.00

Info Bid History Messages

Register for Auction

Winning Bids: There are currently no winning bids

Backup Bids: There are currently no backup bids

Combo Bids: There are currently no combo bids

Bid History: There are currently no bids

Lot 1 - Tract 1 \$1,000.00 Starting Bid
71 Acres

Lot 2 - Tract 2 \$1,000.00

Terms and Conditions Required to Bid

Auction Terms

AUCTION TERMS & CONDITIONS

PRELIMINARY: The property will be sold as is without warranty. There will be no one-to-one contact with Tract 1 or 2 and each parcel individually. Tract 1 will be offered as individual parcels, any combination of parcels, or as a whole property. The property will be sold in the manner stipulated in the supplemental sale plan. Bidding will be done at a public open house which will be held on the date specified.

REGISTRATION: To participate in this bidding, bidders must be registered before Tuesday, September 28 at 10:00 AM. The online registration form is available at Murray Wise Associates Inc. website. Bidders must also complete a bid form and bring it to the open house. Bidders must also bring a valid photo ID to the open house. Bidders must also bring a valid photo ID to the open house. Bidders must also bring a valid photo ID to the open house.

DEPOSIT: Bidders will provide a deposit of \$1,000.00 at the time of registration. The deposit will be held in escrow until the auction. The deposit will be held in escrow until the auction. The deposit will be held in escrow until the auction.

STARTING BID: The starting bid for each parcel is \$1,000.00. The starting bid for each parcel is \$1,000.00. The starting bid for each parcel is \$1,000.00.

BUYER'S PREMIUM: The buyer's premium is 10% of the purchase price. The buyer's premium is 10% of the purchase price. The buyer's premium is 10% of the purchase price.

SALES TAX: Sales tax is 6.25% of the purchase price. Sales tax is 6.25% of the purchase price. Sales tax is 6.25% of the purchase price.

REMARKS: All parcels are approximately 71 acres. All parcels are approximately 71 acres. All parcels are approximately 71 acres.

DISCLOSURE & CLAIMS: The seller warrants that the seller has the right to sell the property. The seller warrants that the seller has the right to sell the property. The seller warrants that the seller has the right to sell the property.

WARRANTY: Murray Wise Associates LLC and its representatives make no warranty, express or implied, as to the condition, quality, or quantity of the property. Murray Wise Associates LLC and its representatives make no warranty, express or implied, as to the condition, quality, or quantity of the property.

ASSIGNMENT: The right to bid on this property may be assigned to another person. The right to bid on this property may be assigned to another person. The right to bid on this property may be assigned to another person.

FORCE MAJEURE: In the event of a natural disaster or other event that prevents the auction from taking place, the auction will be postponed. In the event of a natural disaster or other event that prevents the auction from taking place, the auction will be postponed.

ENTIRE AGREEMENT: This document represents the entire agreement between the buyer and the seller. This document represents the entire agreement between the buyer and the seller. This document represents the entire agreement between the buyer and the seller.

ARBITRATION: Any dispute arising out of or in connection with this agreement shall be referred to and resolved by arbitration. Any dispute arising out of or in connection with this agreement shall be referred to and resolved by arbitration.

GOVERNING LAW: This agreement shall be governed by the laws of the State of Illinois. This agreement shall be governed by the laws of the State of Illinois. This agreement shall be governed by the laws of the State of Illinois.

NOTICE: This document is intended to provide notice of the auction. This document is intended to provide notice of the auction. This document is intended to provide notice of the auction.

CONTACT: Murray Wise Associates LLC, 1000 Murray Wise Drive, Lebanon, MO 64501. Murray Wise Associates LLC, 1000 Murray Wise Drive, Lebanon, MO 64501. Murray Wise Associates LLC, 1000 Murray Wise Drive, Lebanon, MO 64501.

Close **Agree to Terms**

Once you are registered you will be able to select tracts to bid on. In the first round, simply type in which tract you would like to bid on in the “Selected Lots” box, and then select “Request bid” in order to find out what you need to bid to be in the lead.

View Livestream

HUMBOLDT

Your bidder number is 203
Bid Count: 0 Auction Total: \$0.00

Info Bid History Messages

Selected Lots: 1 Clear

Bid Amount \$: 1000 Request Bid Place Bid

Winning Bids: There are currently no winning bids

Backup Bids: There are currently no backup bids

Combo Bids: There are currently no combo bids

Bid History: There are currently no bids

Lot 1 - Tract 1: \$1,000.00 Starting Bid, 71 Acres

Lot 2 - Tract 2: \$1,000.00 Starting Bid, 104.83 Acres

Lot 3 - Tract 3: \$1,000.00

COLES COUNTY, ILLINOIS
Farmland Auction

View Map

Your bidder number is 203
Bid Count: 4 Auction Total: \$620,000.00

Info Bid History Messages

Selected Lots: Clear

Bid Amount \$: Request Bid Place Bid

Winning Bids

Lots	Combo	Bidder	Bid
1		c****2	\$620,000.00

Backup Bids: There are currently no backup bids

Combo Bids: There are currently no combo bids

Bid History

Lots	Combo	Bidder	Bid
✓ 1		c****2	\$620,000.00 at 2:01pm on 9/12/22
1		callrobinson23	\$610,000.00 at 2:00pm on 9/12/22
1		Floor Bidder	\$600,000.00 at 2:00pm on 9/12/22

Lot 1 - Tract 1: \$620,000.00, 71 Acres

Lot 2 - Tract 2: \$1,000.00 Starting Bid, 104.83 Acres

If you try to place a bid that is under the “Bid Increment” a message will appear to let you know your bid was not placed. To know what you have to bid, select the tracts you want to bid on and click “Request Bid.” This will tell you what you need to bid to be in the lead on the selected tracts.

Coles County Farmland Auction

View Livestream

HUMBOLDT

Invalid bid amount, must be at least the required bid of \$3,000.00

Info Bid History Messages 0 \$0.00

Selected Lots 1 Clear

Bid Amount \$ Request Bid Place Bid

Winning Bids
There are currently no winning bids

Backup Bids
There are currently no backup bids

Combo Bids
There are currently no combo bids

Bid History
There are currently no bids

<input checked="" type="checkbox"/>	Lot 1 - Tract 1	\$1,000.00 Starting Bid
<input checked="" type="checkbox"/>	Lot 2 - Tract 2	\$1,000.00 Starting Bid
<input type="checkbox"/>	Lot 3 - Tract 3	\$1,000.00 Starting Bid

Home / Auctions / Coles County Farmland Auction

Coles County Farmland Auction

Your bidder number is 203

Bid Count Auction Total
8 \$660,000.00

Info Bid History Messages

Selected Lots Clear

Bid Amount \$ Request Bid Place Bid

Winning Bids

Lots	Combo	Bidder	Bid
1		A****n	\$660,000.00

Backup Bids
There are currently no backup bids

Combo Bids
There are currently no combo bids

Bid History

Lots	Combo	Bidder	Bid
		A****n	\$660,000.00

<input type="checkbox"/>	Lot 1 - Tract 1	\$660,000.00
<input type="checkbox"/>	Lot 2 - Tract 2	\$1,000.00 Starting Bid

The “Bid Increments” are as follows:

Bid Amount	Increment
\$0 - \$50,000	\$1,000
\$50,001 - \$100,000	\$2,000
\$100,001 - \$250,000	\$5,000
\$250,001 - \$2,000,000	\$10,000
>\$2,000,000	\$25,000

You may bid less than the “Requested Bid” price. However, you must always bid at least the “Bid Increment” from the previous bid on the tract or combination you are bidding on.

The auctioneer will be walking everyone through the bidding process. To hear the auctioneer, press “View Livestream.”

The screenshot shows the Murray Wise Associates LLC website interface for the Coles County Farmland Auction. At the top, there is a dark blue header with the company logo and name, and a navigation bar with 'MURRAYWISEASSOCIATES.COM' and 'LOGIN/REGISTER'. Below the header, the page title is 'Coles County Farmland Auction'. The main content area features a map of Humboldt, IA, with several yellow-outlined tracts. A red circle highlights a 'View Livestream' button in the top right corner of the map area. To the right of the map, there is a sidebar with a 'Login' button and a table showing 'Bid Count' (0) and 'Auction Total' (\$0.00). Below this, there are sections for 'Winning Bids', 'Backup Bids', 'Combo Bids', and 'Bid History', each with a message indicating that there are currently no bids.

To enter a combination bid you must do one of two things:

- 1) Type in each tract number, separated by a comma
- 2) If you have already bid on this specific combination once prior, the auction software will automatically delegate a “combo code” to your combination. You can now simply time this combo code in to the selected lots box, to continue to bid.

COLES COUNTY, ILLINOIS
Farmland Auction
5092 ACRES IN 8 TRACTS
THURSDAY, SEPTEMBER 22ND 10AM CDT
Murray Wise ASSOCIATES LLC | 217.398.6400 | www.MurrayWiseAssociates.com

Lot 1 - Tract 1 \$1,200,000.00
71 Acres

Lot 2 - Tract 2 \$1,010,000.00
104.83 Acres
In winning combo of \$4,815,000.00

Lot 3 - Tract 3 \$770,000.00
76.88 Acres
In winning combo of \$4,815,000.00

Lot 4 - Tract 4 \$830,000.00
In winning combo of \$4,815,000.00

Selected Lots: 2, 3, 4, 5, 6, 7, 8

Bid Amount: \$1,975,000

Winning Bids			
Lots	Combo	Bidder	Bid
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,815,000.00
1		c****2	\$1,200,000.00

Backup Bids			
Lots	Combo	Bidder	Bid
4, 5, 6	C3	c****3	\$1,715,000.00
2, 3	C1	lizstrom	\$1,810,000.00
8		c****3	\$220,000.00
7		A****n	\$1,020,000.00
6		Floor Bidder	\$500,000.00
5		c****3	\$270,000.00
4		c****3	\$830,000.00
3		c****2	\$770,000.00
2		A****n	\$1,010,000.00

Combo Bids			
Lots	Combo	Bidder	Bid
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,815,000.00
4, 5, 6	C3	c****3	\$1,715,000.00
2, 3	C1	lizstrom	\$1,810,000.00

Bid History			
Lots	Combo	Bidder	Bid
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,815,000.00

If you are the high bidder currently, a message will appear to let you know your bid was placed and you are the current high bid.

When the auction nears end, the auctioneer will place a time countdown time clock.

The screenshot shows a live video stream of a farmland auction. The video title is "COLES COUNTY, ILLINOIS Farmland Auction 5092 ACRES IN 8 TRACTS THURSDAY, SEPTEMBER 22ND - 10AM CDT". The video player shows a green field with a yellow triangle overlay. Below the video, there are four lot listings:

- Lot 1 - Tract 1: \$1,210,000.00, 71 Acres
- Lot 2 - Tract 2: \$1,010,000.00, 104.83 Acres
- Lot 3 - Tract 3: ~~\$770,000.00~~ (in winning combo of \$1,245,000.00), 76.88 Acres
- Lot 4 - Tract 4: \$830,000.00

On the right side, the bidding dashboard shows the user's bidder number is 202. A green notification bubble at the top right says "49 Bid placed. Your bid is currently winning". Below this, there are sections for "Winning Bids", "Backup Bids", and "Combo Bids".

Winning Bids			
Lots	Combo	Bidder	Bid
2, 8	C4	lizstrom	\$1,245,000.00
1	c****3		\$1,210,000.00
8	c****3		\$220,000.00
7	A****n		\$1,020,000.00
6	Floor Bidder		\$500,000.00
4	c****3		\$830,000.00
2	A****n		\$1,010,000.00

Backup Bids			
Lots	Combo	Bidder	Bid
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,815,000.00
4, 5, 6	C3	c****3	\$1,715,000.00
2, 3	C1	lizstrom	\$1,810,000.00
5	c****3		\$270,000.00
3	c****2		\$770,000.00

Combo Bids			
Lots	Combo	Bidder	Bid
3, 5	C4	lizstrom	\$1,245,000.00
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,815,000.00
4, 5, 6	C3	c****3	\$1,715,000.00
2, 3	C1	lizstrom	\$1,810,000.00



Home / Auctions / Coles County Farmland Auction

Coles County Farmland Auction

The screenshot shows a live video stream of two men sitting at a computer. The video title is "COLES COUNTY, ILLINOIS Farmland Auction 5092 ACRES IN 8 TRACTS". A red circle highlights a "1:49" countdown timer in the top right corner of the video player. Below the video, there are two lot listings:

- Lot 1 - Tract 1: \$1,220,000.00, 71 Acres
- Lot 2 - Tract 2: ~~\$1,010,000.00~~ (in winning combo of \$4,850,000.00), 104.83 Acres

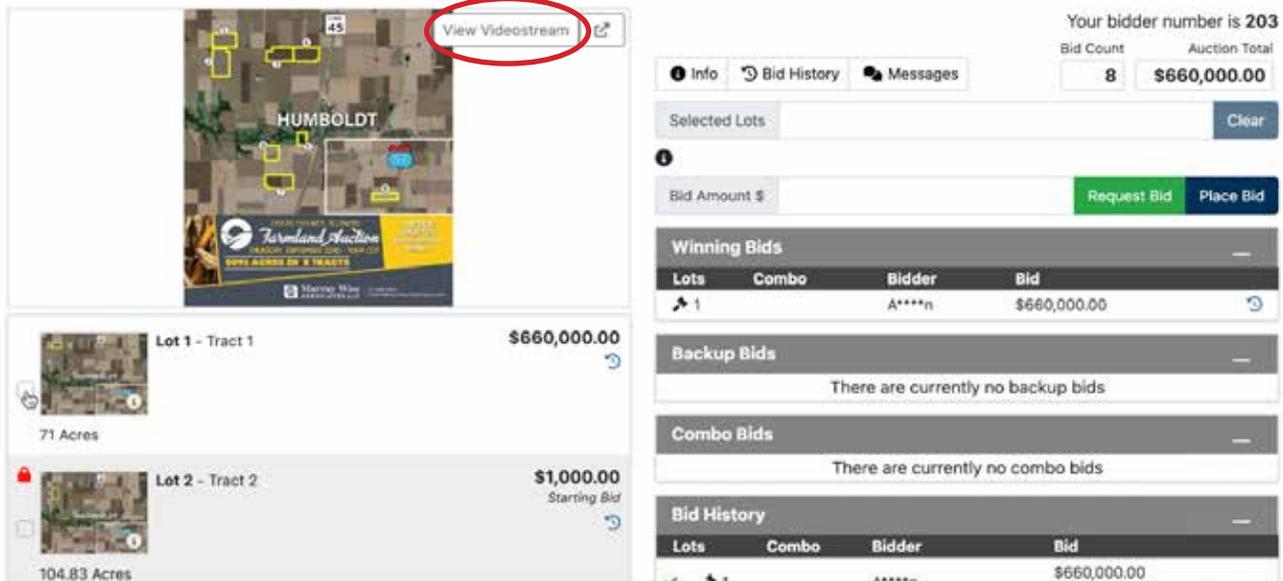
On the right side, the bidding dashboard shows the user's bidder number is 202. The Bid Count is 51 and the Auction Total is \$6,070,000.00. A "1:49" countdown timer is also visible in the top right corner of the dashboard. Below this, there are sections for "Winning Bids", "Backup Bids", and "Combo Bids".

Winning Bids			
Lots	Combo	Bidder	Bid
2, 3, 4, 5, 6, 7, 8	C2	c****3	\$4,850,000.00
1	A****n		\$1,220,000.00

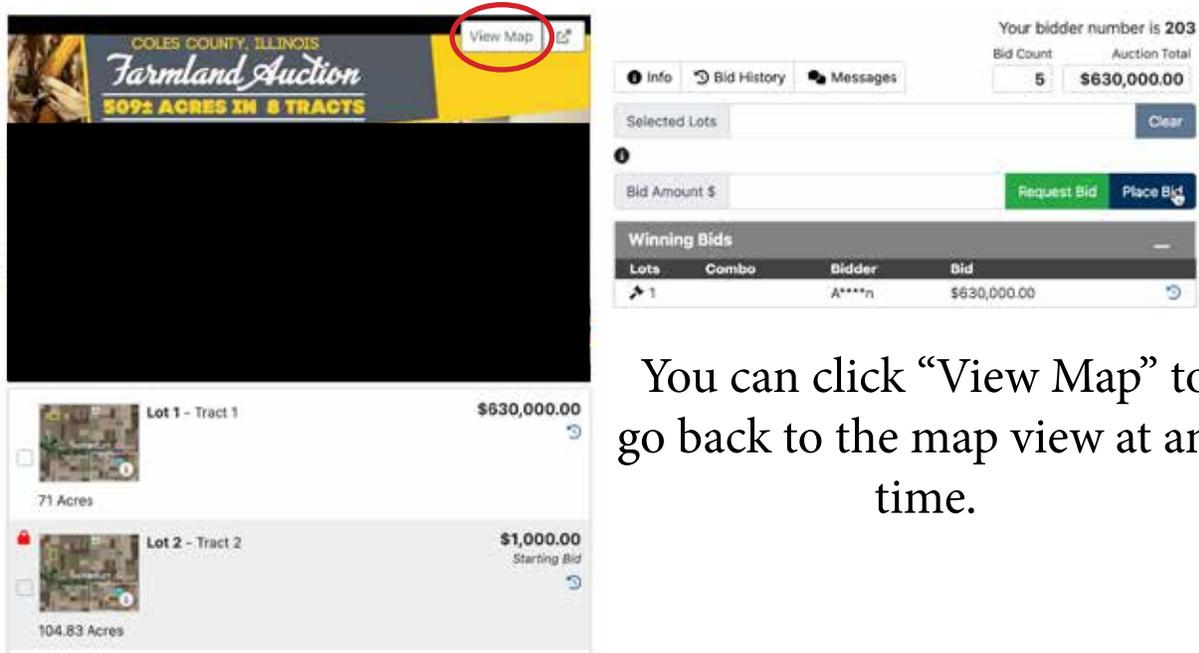
Backup Bids			
Lots	Combo	Bidder	Bid
3, 5	C4	lizstrom	\$1,245,000.00
4, 5, 6	C3	c****3	\$1,715,000.00
2, 3	C1	lizstrom	\$1,810,000.00
8	c****3		\$220,000.00
7	A****n		\$1,020,000.00
6	Floor Bidder		\$500,000.00
5	c****3		\$270,000.00
4	c****3		\$830,000.00

Once you have clicked “View Livestream” the audio feed will appear as will the button “View Videostream” click “View Videostream” to see the live feed of the auctioneer.

Coles County Farmland Auction



The screenshot shows the auction page with a map view of the property. A red circle highlights the "View Videostream" button in the top right corner of the map area. The map is labeled "HUMBOLDT". To the right of the map, the text "Your bidder number is 203" is displayed, along with "Bid Count 8" and "Auction Total \$660,000.00". Below the map, there are two lot listings: "Lot 1 - Tract 1" for \$660,000.00 (71 Acres) and "Lot 2 - Tract 2" for \$1,000.00 (104.83 Acres). The right sidebar contains navigation tabs for "Info", "Bid History", and "Messages", and a "Selected Lots" section with a "Clear" button. Below that is a "Bid Amount" field with "Request Bid" and "Place Bid" buttons. The "Winning Bids" table shows one bid for Lot 1 by bidder A****n for \$660,000.00. The "Backup Bids" and "Combo Bids" sections indicate there are currently no bids. The "Bid History" table also shows one bid for Lot 1 by bidder A****n for \$660,000.00.



The screenshot shows the auction page with a map view of the property. A red circle highlights the "View Map" button in the top right corner of the map area. The map is labeled "COLES COUNTY, ILLINOIS Farmland Auction 509+ ACRES IN 8 TRACTS". To the right of the map, the text "Your bidder number is 203" is displayed, along with "Bid Count 5" and "Auction Total \$630,000.00". Below the map, there are two lot listings: "Lot 1 - Tract 1" for \$630,000.00 (71 Acres) and "Lot 2 - Tract 2" for \$1,000.00 (104.83 Acres). The right sidebar contains navigation tabs for "Info", "Bid History", and "Messages", and a "Selected Lots" section with a "Clear" button. Below that is a "Bid Amount" field with "Request Bid" and "Place Bid" buttons. The "Winning Bids" table shows one bid for Lot 1 by bidder A****n for \$630,000.00. The "Backup Bids" and "Combo Bids" sections indicate there are currently no bids. The "Bid History" table also shows one bid for Lot 1 by bidder A****n for \$630,000.00.

You can click “View Map” to go back to the map view at any time.

You will receive direct messages from the auctioneer in the message tab. Click on “Messages” to send and receive direct messages with the auctioneer.

Coles County Farmland Auction

The screenshot shows the Coles County Farmland Auction website. At the top, there is a banner for "COLES COUNTY, ILLINOIS Farmland Auction" with "509± ACRES IN 6 TRACTS" and a "View Map" button. Below the banner, there are two lot listings:

- Lot 1 - Tract 1**: 71 Acres, priced at \$750,000.00.
- Lot 2 - Tract 2**: 104.83 Acres, priced at \$1,010,000.00, noted as "In winning combo of \$1,810,000.00".

On the right side, there is a bidding interface. At the top right, it says "Your bidder number is 203". Below that, there are tabs for "Info", "Bid History", and "Messages" (the "Messages" tab is circled in red). To the right of the tabs, it shows "Bid Count: 37" and "Auction Total: \$5,400,000.00". Below the tabs is a "Selected Lots" field with a "Clear" button. There is a "Bid Amount \$" input field with "Request Bid" and "Place Bid" buttons. Below this are two tables:

Winning Bids			
Lots	Combo	Bidder	Bid
↗ 2, 3	C1	I****n	\$1,810,000.00
↗ 8		callirobinson23	\$220,000.00
↗ 7		A****n	\$1,020,000.00
↗ 6		Floor Bidder	\$500,000.00
↗ 5		callirobinson23	\$270,000.00
↗ 4		callirobinson23	\$830,000.00
↗ 1		callirobinson23	\$750,000.00

Backup Bids			
Lots	Combo	Bidder	Bid
✓ ↗ 3		c****2	\$770,000.00
✓ ↗ 2		A****n	\$1,010,000.00

Below the backup bids is a "Combo Bids" section which is currently empty.

This screenshot shows the same Coles County Farmland Auction website, but with a "Messages" pop-up window open in the center. The pop-up window has a title bar "Messages" and a close button (X). It contains a text input field with the message: "I'm having issues with internet can someone call to help 217-123-4567". To the right of the input field is a "Send" button. Below the input field, there is a blue notification bubble that says "Auction will start shortly 1:31 PM". The background of the website is dimmed, showing the same lot listings and bidding interface as in the previous screenshot. The "Messages" tab in the bidding interface is now active, and the "Bid Count" is shown as 9 and the "Auction Total" as \$670,000.00.

Definitions:

Winning Bids: This section is showing the bids that are currently the high bidders.

Backup Bids: This section is showing the bids that are in 2nd. If a combination gets broken up one of these “Backup Bids” can end up as a “Winning Bid” again. For example, if someone raises their bid on 3 as an individual tract and breaks up the combination of 3 & 5, backup bid 5 will move to Winning Bids again.

Combo Bids: This Combination Bids section lists all the combinations that have been made throughout the auction.

Bid History: This section shows all bids made throughout the auction.

The screenshot displays an online auction interface for a farmland auction in Coles County, Illinois. The main banner features the text "Farmland Auction" and "509± ACRES IN 8 TRACTS" scheduled for Thursday, September 22nd at 10AM CDT. The auction is managed by Murray Wise Associates LLC. On the right side, a bidding dashboard shows the current bid count (47) and auction total (\$6,015,000.00). Below this, there are sections for "Winning Bids", "Backup Bids", "Combo Bids", and "Bid History", each with a table of bid data. Red circles highlight the section headers in the dashboard.

Section	Header	Table Columns
Winning Bids	Winning Bids	Lots, Combo, Bidder, Bid
Backup Bids	Backup Bids	Lots, Combo, Bidder, Bid
Combo Bids	Combo Bids	Lots, Combo, Bidder, Bid
Bid History	Bid History	Lots, Combo, Bidder, Bid

Bidding Strategy:

We will start the Multi-Parcel auction by taking bids on the individual tracts. This will not be your only opportunity to bid on tracts individually. However, if there is a specific tract that you want, make sure to get good bids on the tract in the opening round as this will help keep the tract out of combinations once we open the auction to combination bids.

Once we have received opening bids on all of the tracts we will allow for bidding to continue on individual tracts or tracts to be placed in combinations.

When should you bid in a combination vs on individual tracts?

You should bid on a combination if you want “all or nothing.” If you want to own tracts 1, 2, and 3 but wouldn’t want to own any of them without the others, you should bid on these in combination and not place individual bids on the tracts as you could end up with only one of them.

You should bid on an individual tract if you want that tract regardless of if you are the successful bidder on any other tracts. For example if you want tracts 3 and 4 but would be happy to have 3 by itself, 4 by itself, or 3 and 4 together, then you should place your bids on the tracts individually.

If you have questions on how to bid at the auction, prior to auction day please email liz@mwallc.com. You may also call 800-607-6888. During auction time there will be numerous bid assistants in the room available to help.