

# 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 shows the website interface for a farmland auction. At the top right, the URL 'MURRAYWISEASSOCIATES.COM' and a 'LOGIN/REGISTER' link are visible. The main header features the 'Murray Wise ASSOCIATES LLC' logo. Below the logo, a navigation bar contains the text 'Home / Auctions / Coles County Farmland Auction'. The main content area is titled 'Coles County Farmland Auction' and includes a map of Humboldt, Iowa, with several parcels highlighted in yellow. A 'View Livestream' button is located next to the map. On the right side of the page, there is a sidebar with a 'Login' button circled in red. Below the 'Login' button, there are sections for 'Winning Bids', 'Backup Bids', 'Combo Bids', and 'Bid History', each displaying 'There are currently no [type] bids'. At the top right of the sidebar, there are 'Bid Count' (0) and 'Auction Total' (\$0.00) indicators. The 'Login' button is also circled in red in the top right navigation bar.

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 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

**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 Starting Bid  
76.88 Acres

Home / Auctions / Coles County Farmland Auction

**Coles County Farmland Auction**

View Videostream

**HUMBOLDT**

Your bidder number is 203

Bid Count 8 Auction Total \$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

**Lot 1 - Tract 1** \$660,000.00  
71 Acres

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

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.”

MURRAYWISEASSOCIATES.COM LOGIN/REGISTER

**Murray Wise**  
ASSOCIATES LLC

Login/Register

Home / Auctions / Coles County Farmland Auction

### Coles County Farmland Auction

[View Livestream](#)

Info Bid History Messages

Bid Count: 0 Auction Total: \$0.00

Login

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

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. 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~~, 76.88 Acres, in winning combo of \$1,245,000.00
- Lot 4 - Tract 4: \$830,000.00

To the right of the video is a bidding panel. At the top, it says "Your bidder number is 202". A green notification bubble with a red border says "49 Bid placed. Your bid is currently winning". Below this are sections for "Winning Bids", "Backup Bids", and "Combo Bids".

Winning Bids	Backup Bids	Combo 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



Home / Auctions / Coles County Farmland Auction

## Coles County Farmland Auction

The screenshot shows a live video stream of an auctioneer. The video title is "COLES COUNTY, ILLINOIS Farmland Auction 5092 ACRES IN 8 TRACTS". A red circle highlights a "1:49" countdown timer. Below the video, there are two lot listings:

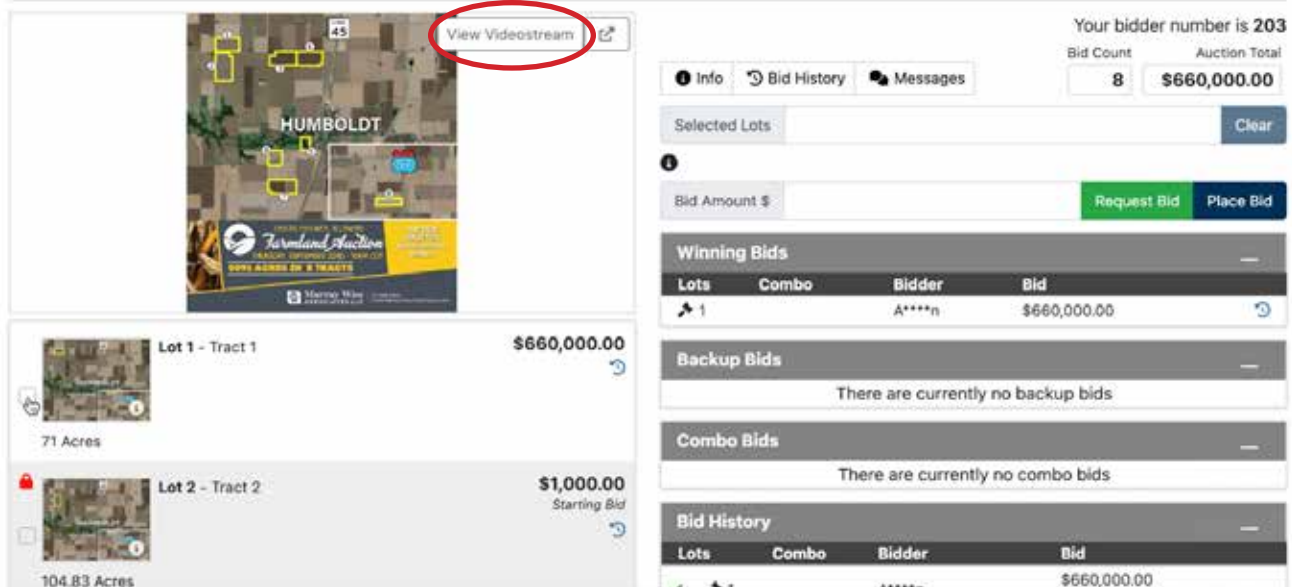
- Lot 1 - Tract 1: \$1,220,000.00, 71 Acres
- Lot 2 - Tract 2: ~~\$1,010,000.00~~, 104.83 Acres, in winning combo of \$4,850,000.00

To the right of the video is a bidding panel. At the top, it says "Your bidder number is 202". Below this are sections for "Winning Bids", "Backup Bids", and "Combo Bids".

Winning Bids	Backup Bids	Combo 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

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

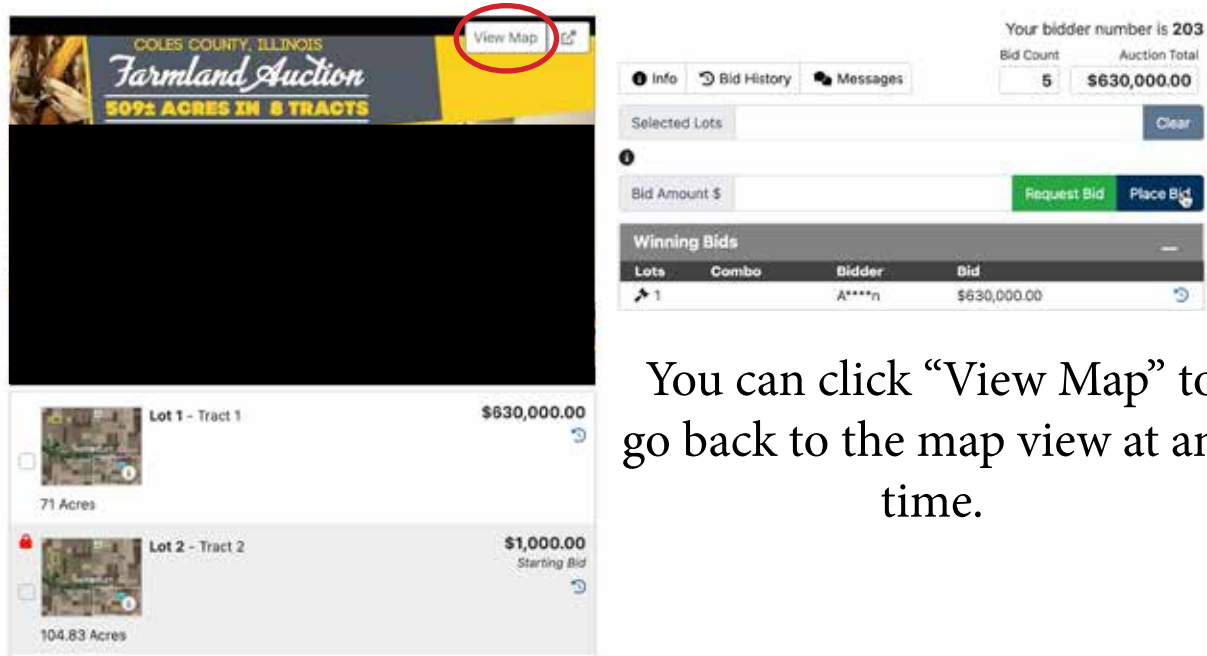


The screenshot shows the auction page with a map view of the property. A red circle highlights the "View Videostream" button in the top right corner of the map area. The page displays the following information:

- Map View:** Aerial view of the property with yellow outlines. A red circle highlights the "View Videostream" button.
- Header:** "COLES COUNTY, ILLINOIS Farmland Auction 509± ACRES IN 8 TRACTS".
- Right Panel:** "Your bidder number is 203", "Bid Count: 8", "Auction Total: \$660,000.00". Buttons for "Info", "Bid History", and "Messages".
- Selected Lots:** A search bar and a "Clear" button.
- Bidding Section:** "Bid Amount \$" input field, "Request Bid" (green) and "Place Bid" (blue) buttons.
- Winning Bids Table:**

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 Table:**

Lots	Combo	Bidder	Bid
1		A****n	\$660,000.00
- Lot List:**
  - Lot 1 - Tract 1:** \$660,000.00, 71 Acres.
  - Lot 2 - Tract 2:** \$1,000.00 Starting Bid, 104.83 Acres.



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 page displays the following information:

- Map View:** Aerial view of the property with yellow outlines. A red circle highlights the "View Map" button.
- Header:** "COLES COUNTY, ILLINOIS Farmland Auction 509± ACRES IN 8 TRACTS".
- Right Panel:** "Your bidder number is 203", "Bid Count: 5", "Auction Total: \$630,000.00". Buttons for "Info", "Bid History", and "Messages".
- Selected Lots:** A search bar and a "Clear" button.
- Bidding Section:** "Bid Amount \$" input field, "Request Bid" (green) and "Place Bid" (blue) buttons.
- Winning Bids Table:**

Lots	Combo	Bidder	Bid
1		A****n	\$630,000.00
- Lot List:**
  - Lot 1 - Tract 1:** \$630,000.00, 71 Acres.
  - Lot 2 - Tract 2:** \$1,000.00 Starting Bid, 104.83 Acres.

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 509± ACRES IN 6 TRACTS". 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 (In winning combo of \$1,810,000.00).

On the right side, there is a bidding interface with the following information:

- Your bidder number is 203
- Bid Count: 37
- Auction Total: \$5,400,000.00
- Navigation tabs: Info, Bid History, **Messages 1** (highlighted with a red circle)
- Selected Lots: (empty)
- Bid Amount \$: (input field)
- Buttons: Request Bid, Place Bid
- Winning Bids table:

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

Below the winning bids is a Backup Bids table:

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

At the bottom, there is a Combo Bids section which is currently empty.

The screenshot shows the same Coles County Farmland Auction website, but with a "Messages" pop-up window open. The pop-up window has a title bar "Messages" and a close button "X". Inside the window, there is a text input field containing 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 website is dimmed, showing the same lot listings and bidding interface as in the previous screenshot. The "Messages" tab in the navigation bar is now active, and the bid count is 9 and the auction total is \$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 Farmland Auction in Coles County, Illinois. The main banner features the text "COLES COUNTY, ILLINOIS Farmland Auction 509± ACRES IN 8 TRACTS THURSDAY, SEPTEMBER 22ND · 10AM CDT" and the logo for Murray Wise Associates LLC. The left sidebar lists four lots with their respective acreages and bid amounts: Lot 1 (71 Acres, \$1,200,000.00), Lot 2 (104.83 Acres, \$1,010,000.00), Lot 3 (76.88 Acres, \$770,000.00), and Lot 4 (8830,000.00). The right sidebar shows the bidding dashboard with a bid count of 47 and an auction total of \$6,015,000.00. The dashboard includes 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.

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		c****2	\$4,815,000.00

## **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](mailto: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.