



**VIRTUAL LIVE-ONLINE AUCTION
WEDNESDAY, NOVEMBER 9TH, 2022 AT 10:00 AM
115 +/- ACRES IN TWO TRACTS IN LEE COUNTY, ILLINOIS**

Murray Wise Associates welcomes you to bid YOUR price on the real estate offered at this auction.

BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open and public. You or your authorized representative must be registered and approved to bid.
2. Virtual Online Auction will begin Wednesday, November 9th, 2022, at 10:00 AM. 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.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
4. Minimum bid increments are at the discretion of the Auctioneer.

TERMS OF SALE OUTLINED:

1. The Real Estate Purchase Contract is available for review on the Murray Wise Associates website. **It is the responsibility of each bidder to review this information prior to the start of the auction.** The final bid price is subject to acceptance or rejection by Seller. The successful bidder will be required to sign the Real Estate Purchase Contract immediately upon being declared the successful bidder. The successful bidder will be provided the Real Estate Purchase Contract through DocuSign.
2. Bidding will be on a dollars per acre basis. The final purchase price will be determined by multiplying the high bid(s) by surveyed acres.

Tract 1: 74.68 acres
Tract 2: 39.59 acres
Total: 114.27 acres
3. Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment may be paid in the form of wire transfer.

We have read these announcements
& agree to the Auction conditions.

Buyer _____ Seller _____

4. The balance of the purchase price will be due in cash at closing which shall be held on or before December 9th, 2022. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver full possession of the property to Buyer at closing, subject to remaining rights of the current tenant under the 2022 crop lease.
5. Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price at closing and shall also provide at closing a properly executed Warranty Deed conveying the property to the Buyer.
6. The 2022 calendar year taxes due and payable in 2023 shall be paid by Seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit. The 2023 calendar year taxes and beyond will be the responsibility of the buyer.
7. The Seller will retain all 2022 income.
8. The sale of property shall include all mineral rights owned by the Seller, if any.
9. The sale shall not include any personal property.
10. Access to the southern portion of Tract 2 is restricted by a drainage ditch running through the property. The current farm tenant can access the southern portion of the tract by driving on a path across the neighboring property to the south. The path runs from Rt. 26 and follows the tree line along said drainage ditch until it reaches the southern portion of Tract 2. Permission to access the southern portion of Tract 2 across the neighboring property is permitted via an oral agreement between the neighboring tenant and the Tract 2 tenant. There is no written agreement, nor is there a recorded easement for such access to Tract 2. **IT IS THE RESPONSIBILITY OF THE BUYER TO ENSURE ACCESS TO THE SOUTHERN PORTION OF TRACT 2.** Seller shall not be responsible for obtaining any agreement or easement with the neighboring property owner for access to the tract along the path.
11. The Auction Company has made available on its website such documents as tax bills, Real Estate Purchase Contract, aerial photographs, etc. **It is the responsibility of each bidder to review this information prior to the start of the auction.**
12. The real estate is being sold subject to these limitations: State and federal regulations, restrictions as to use or improvements of premises, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Purchase Contract.
13. The property is being sold on an **"AS IS, WHERE IS AND WITH ALL FAULTS"** basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company.
14. Murray Wise Associates LLC ("Auction Company") and its representatives are the exclusive agents of the Seller.

Thank you for your interest in this property. If you have any questions, please feel free to contact one of our representatives.

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE
PRECEDENCE OVER
THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS
MADE.**

We have read these announcements
& agree to the Auction conditions.

Buyer _____ Seller _____