

Jackson County, Illinois

Farmland Auction

449±

Acres in 4 Tracts

FRIDAY
October 28th
1 PM CDT

THE WAREHOUSE
217 N 17th St.
Murphysboro, IL 62966

**Quality Farmland &
Recreational Opportunities!**

1.5 Miles SE of Grand Tower
15 Miles SW of Carbondale
15 Miles NW of Anna



Murray Wise
ASSOCIATES LLC



800.607.6888

www.MurrayWiseAssociates.com

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PROPERTY INFORMATION

Located in Section 32 of Grand Tower Township and Section 33 of Pomona Township.

TRACT 1: 153 ± Acres consisting of primarily of Medway silty clay loam, Cairo silty clay and Darwin silty clay loam soils with road frontage along Elliott Road to the north.

TRACT 2: 127 ± Acres consisting of primarily of Jacob silty clay, Medway silty clay loam and Cairo silty clay soils with road frontage along Elliott Road to the north and Big Muddy Levee Road to the east.

TRACT 3: 131 ± Acres consisting of primarily of Cairo silty clay, Darwin silty clay and Medway silty clay loam soils with road frontage along Kings Ferry Road to the south and Big Muddy Levee Road to the east.

TRACT 4: 38 ± Acres that offers a multitude of recreational activities, including approximately a ½ mile of Big Muddy River frontage and bordered by the Shawnee National Forest. Access is provided by Big Muddy Levee Road along the west side.



BID IN PERSON OR ONLINE

To pre-register for online bidding, visit www.MurrayWiseAssociates.com or contact us at 800.607.6888 or austin@mwallc.com.

Online Bid Registration Deadline:
Thursday, October 27th at 12PM (noon).



TRACT 1



TRACT 1



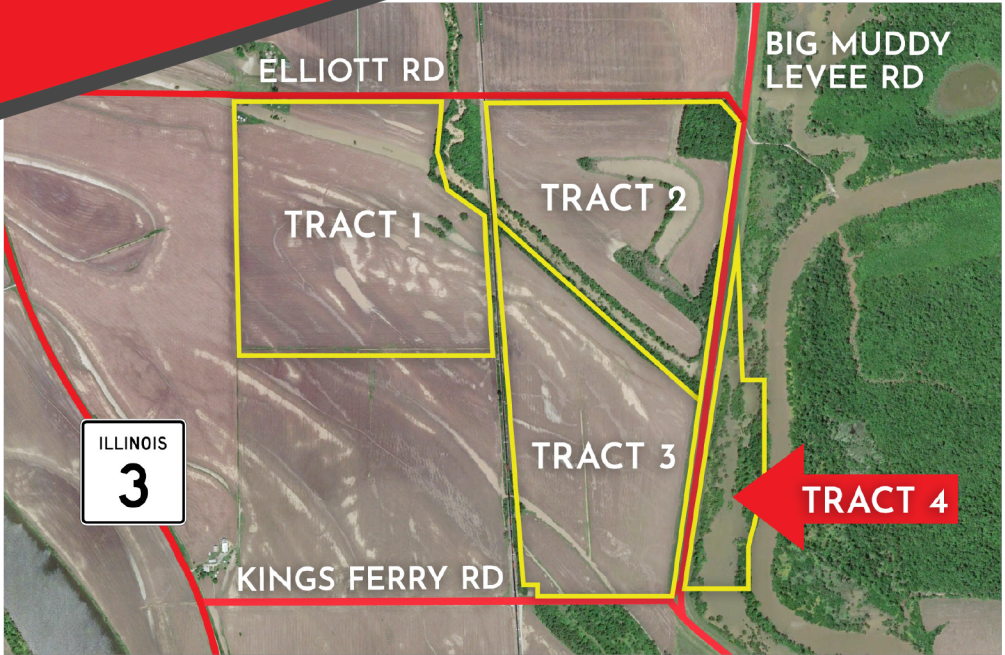
TRACT 2



TRACT 3



TRACT 4



AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 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 will be on a dollars per acre basis. Surveys for Tracts 1-3 will be completed by auction day and the final purchase prices for these tracts will be determined by multiplying the surveyed acreage by the high bid(s).

REGISTRATION: To participate in online bidding, bidders must register by Thursday, October 27th at 12 PM (Noon). 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. Onsite registration will take place prior to 1 PM CDT on Friday, October 28th.

ONLINE BIDDING: Both onsite bidding and online bidding will compete simultaneously. Visit www.MurrayWiseAssociates.com to pre-register for online bidding and to place online bids during the auction. For any questions about online bidding, contact Austin Hornstein at (800) 607-6888 or austin@mwllc.com.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) 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. Seller has the right to accept/reject any and all bids.

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. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. 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 November 29, 2022, or as soon as title company will allow.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2022 crop lease.

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 & INCOME: 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 Seller will retain all 2022 income.

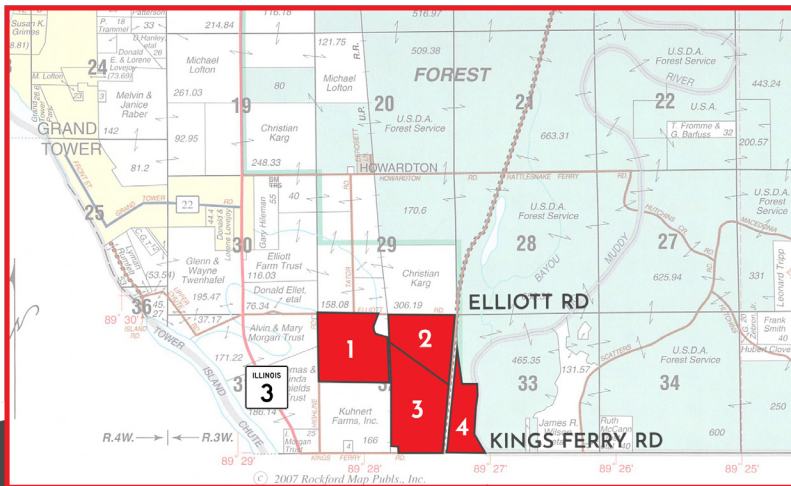
SURVEY: Seller will be providing a survey for review prior to auction day.

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 direction 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: Barbara Zimmerman, Victor Zimmerman, Christine Zimmerman - CLZ Farms, LLC

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ASSOCIATES LLC**

1605 S. State Street, Suite 110
Champaign, Illinois 61820



Auctioneer:

Robert Warmbir #441.002377 #471.021140

Sale Managers:

Austin Hornstein #475.181979

Eric Sarff #471.020806 #441.001632

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