

Farmland Auction
Audrain & Callaway
Counties, MO

THURSDAY, OCTOBER 20TH AT 10:00 AM

Virtual Live Auction - Online Only

Registration Due By October 19th at 12:00 PM (Noon)

238±
Acres in 3 Tracts

220.6 FSA Tillable Acres
15 Miles NE of Columbia
11 Miles SW of Mexico
10 Miles NW of Auxvasse



Murray Wise
ASSOCIATES LLC



800.607.6888
www.MurrayWiseAssociates.com

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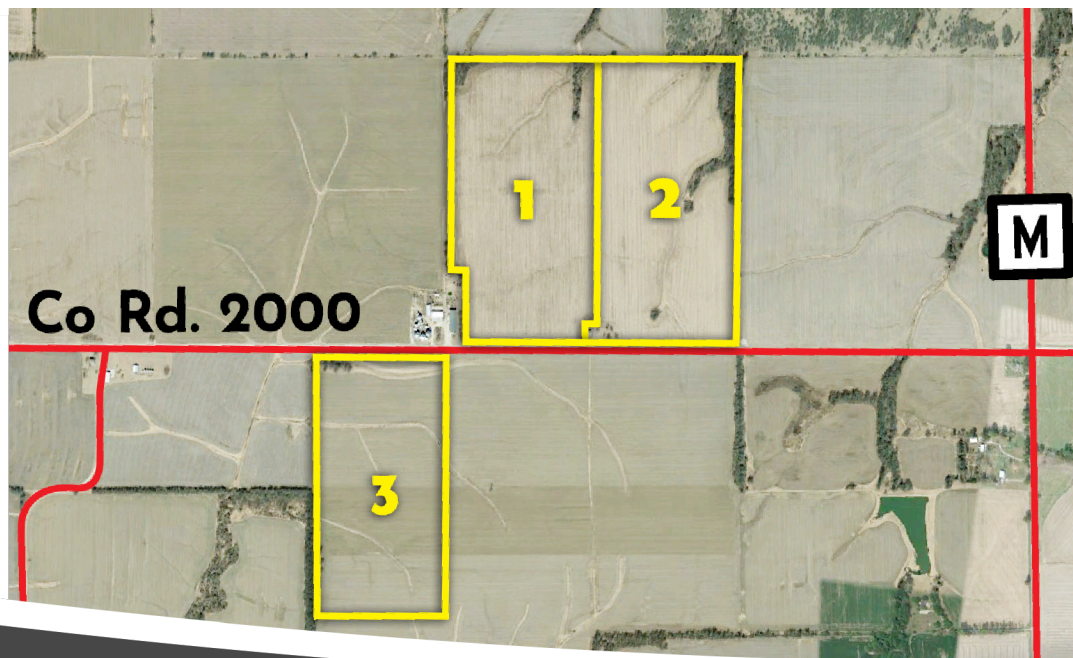
PROPERTY INFORMATION

238± Acres of quality Missouri farmland. Primary soil types are Mexico silt loam & Leonard silt loam.

TRACT 1: 79± acres consisting of Mexico silt loam & Leonard silt loam with road frontage along County Road 2000 to the south.

TRACT 2: 79± acres consisting of Mexico silt loam & Leonard silt loam with a building site on the southwest corner of this property. It has road frontage along County Road 2000 to the south.

TRACT 3: 80± acres consisting entirely of Mexico silt loam with road frontage along County Road 2000 to the north.



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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 3 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 and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before 12 PM (Noon) CDT on Wednesday, October 19, 2022. 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.

ACCEPTANCE OF BID PRICES: The successful high bidder 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. Seller reserves the right to accept or reject any and all bids. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

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. 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 22nd, 2022, or as soon as the 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.

2022 INCOME: All 2022 farm income shall be retained by the Seller and all 2022 farm expenses shall be the responsibility of the Seller.

REAL ESTATE TAXES & ASSESSMENTS: The 2022 calendar year taxes shall be paid by the Seller. If the final 2022 tax amount is not known prior to closing, Owner shall credit Buyer(s) at closing for said taxes based on the most recent ascertainable tax figures. Buyer is responsible for 2023 calendar year taxes and all subsequent taxes.

SURVEY: Seller shall provide a survey for any tract where there is no existing legal description or where new boundaries are created by the tract division for the Auction. If a new survey is determined necessary, the Seller shall obtain and pay for the necessary survey.

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

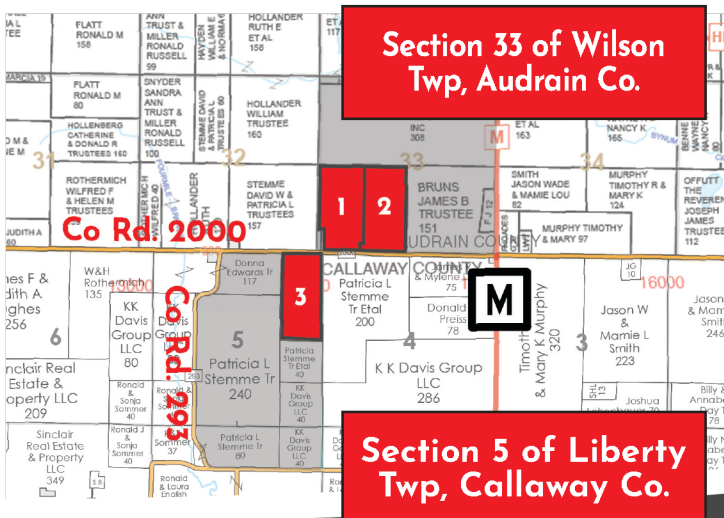
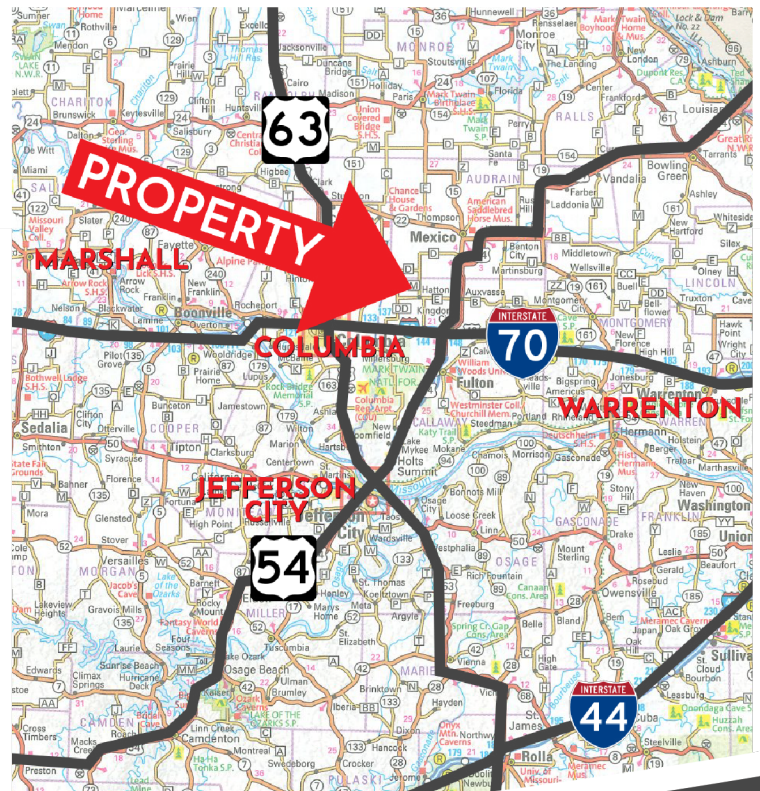
ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LEASES: The sale is subject to any and all easements and leases of record. Tract 3 contains approximately 0.92 acres in the NW corner that is under lease with Eastern Pipeline Company, LLC through February 27th, 2024. The lease pays \$300 annually.

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 Life Estate, Victor Zimmerman, Christine Zimmerman



BID LIVE ONLINE

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

Online Bid Registration Deadline: October 19th at 12 PM (Noon)



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



Auctioneer:
Robert Warmbir
Sale Managers:
Austin Hornstein
Eric Sarff

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