

DEKALB & KANE COUNTIES, ILLINOIS

564[±] ACRES
OFFERED IN 6 TRACTS

FARMLAND AUCTION

West of Aurora, IL

South of DeKalb, IL

Near Sugar Grove,
Hinckley, and Waterman

Registration Due by Nov. 29th @ Noon

High Quality Northern Illinois Soils

Virtual Live Auction - Online Only

WEDNESDAY, NOVEMBER 30TH - 10AM CST

www.MurrayWiseAssociates.com



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com | 800.607.6888



Farmland
Solutions LLC

FarmlandSolutionsllc.com | 217.496.3500

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Tract	Acreage
1	155 [±]
2	80 [±]
3	160 [±]
4	28 [±]
5	65 [±]
6	76 [±]

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To register for online bidding, visit:
www.MurrayWiseAssociates.com
or contact us at (800) 607-6888
or austin@mwallc.com.



Tract 1: 155[±] acres in Afton Township of DeKalb County with primary soil types of Flanagan silt loam and Elpaso silty clay loam and a 134.4 PI.

Tract 2: 80[±] acres in Afton Township of DeKalb County, primary soils types are Drummer silty clay loam, Danabrook silt loam, and Flanagan silt loam. 141.1 PI.

High Quality Northern Illinois Soils



Tract 3: 160[±] acres in Kaneville Township, Kane County with a 130.4 PI, primary soil types are Drummer silty clay loam and Mayville silt loam.



Tract 4: 28± acres in Squaw Grove Township, DeKalb County with primary soil types of Flanagan silt loam and Elpaso silty clay loam. 142.8 PI.



OPEN HOUSE DATES:
Sat, November 19 - 9-11AM
Tues, November 22 - 9-11AM
Both Homes on Tract 6 will be Open for Inspection

Tract 5: 65± acres located in Sugar Grove Township of Kane County with a 134 PI. Primary soil types include Sabina silt loam, Drummer silty clay loam, and Flanagan silt loam.

Tract 6: 76± acres including two houses and outbuildings in Sugar Grove Township, Kane County. Tillable acreage includes soil types of Catlin silt loam, Drummer silty clay loam, and Flanagan silt loam. This tract has 140 PI. View more details about the houses at MurrayWiseAssociates.com.



AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 6 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. Final sale price will be determined by multiplying the high bid(s) by taxable acres.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CST on Tuesday, November 29, 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 December 27th, 2022.

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. Buyer is responsible for 2023 and all subsequent taxes. All 2022 farm income shall be retained by the Seller and all 2022 farm expenses shall be the responsibility of the Seller.

SURVEY: No survey work will be performed.

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, Farmland Solutions LLC, 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, Farmland Solutions LLC, 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, Farmland Solutions LLC, 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 Farmland Solutions LLC or Murray Wise Associates LLC, or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Farmland Solutions LLC & Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

SELLER: Arboretum Wealth and Trust Management, a Division of GreatBanc Trust Company (Arthur F. Nagel Trust)



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1605 S. State Street, Suite 110
Champaign, Illinois 61820
800.607.6888

Auctioneer: Robert Warmbir #441.002377 #471.021140
Sale Managers: Austin Hornstein #475.181979
Robert Woodrow #471.000162



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