



GRUNDY COUNTY, IL FARMLAND AUCTION

*REGISTRATION DUE BY
DECEMBER 19TH • NOON*

78± ACRES

HIGH QUALITY SOILS - 138 PI
3 MILES S OF KINSMAN
7 MILES NW OF DWIGHT

TUESDAY DECEMBER 20TH • 1PM



**VIRTUAL LIVE AUCTION
ONLINE ONLY**



**Murray Wise
ASSOCIATES LLC**

TO REGISTER FOR ONLINE BIDDING VISIT:
WWW.MURRAYWISEASSOCIATES.COM OR CONTACT
US AT 800.607.6888 OR CALLI@M WALLC.COM

GRUNDY COUNTY, IL FARMLAND AUCTION

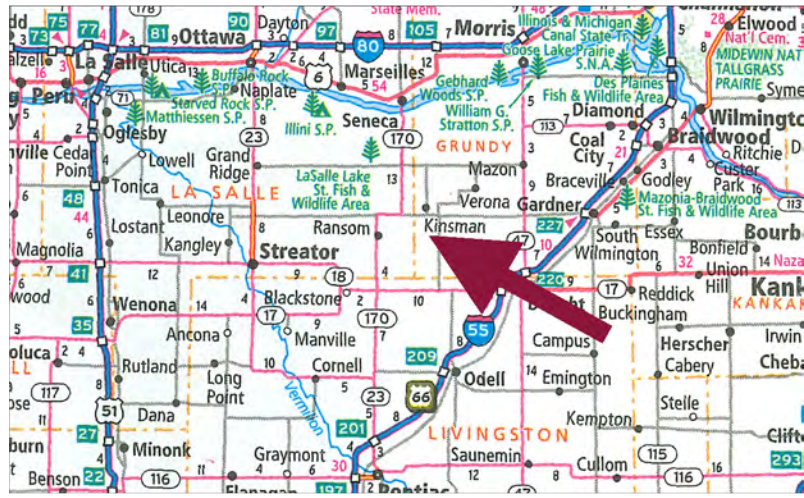
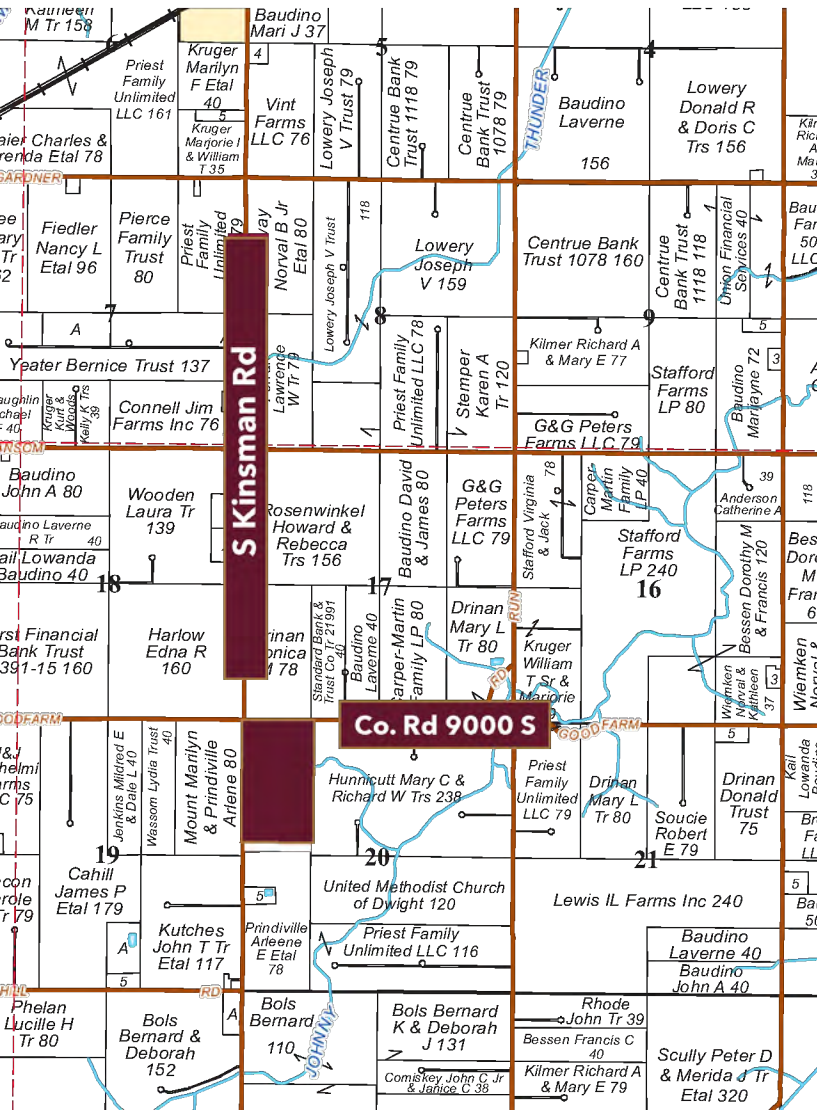
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PROPERTY INFORMATION

78 +/- Acres of Grundy County farmland. Primary soil types are Drummer silty clay loam & Proctor silt loam with a 138 PI. There is a wind lease with Blackstone Wind Farm, LLC on this property which provides additional income. Contact Murray Wise Associates for details.

Located in Section 20 of
Highland Township





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78.11 ACRES

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered as a single tract in a virtual online auction format. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by 78.11 acres.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Monday, December 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. 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 January 20, 2023.

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.

WIND LEASE: The property includes a wind lease with Blackstone Wind Farm, LLC. Please contact auction company for more information. Seller will assign any remaining interest in the wind turbine lease to Buyer at closing.

2022 INCOME: All 2022 farm income shall be retained by the Seller, and all 2022 farm expenses shall be the responsibility of the Seller. All income generated from the wind turbine lease for 2022 shall be retained by the Seller.

REAL ESTATE TAXES & ASSESSMENTS: The 2022 calendar year taxes due and payable in 2023 shall be paid by Seller. Seller shall credit Buyer at closing for said taxes based on the most recent ascertainable tax figures available. Buyer is responsible for 2023 and all subsequent taxes.

SURVEY: The property has an existing survey and this is available for review on MurrayWiseAssociates.com. No additional 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 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: Joseph E. & Shirley A. Mostyn 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
Calli Robinson #475.201969



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HIGH QUALITY SOILS - 138 PI
3 MILES S OF KINSMAN
7 MILES NW OF DWIGHT

**REGISTRATION DUE BY
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