



# FARMLAND AUCTION

*Livingston County*

**246<sup>±</sup>**  
*Acres*

Offered in 2 Tracts

Quality Contiguous Tracts  
Excellent Investment Opportunity



**REGISTRATION DUE:  
MARCH 15TH AT NOON**

Virtual Live Auction - Online Only

**THURSDAY, MARCH 16TH • 10AM**



**Murray Wise**  
ASSOCIATES LLC

800.607.6888

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)



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

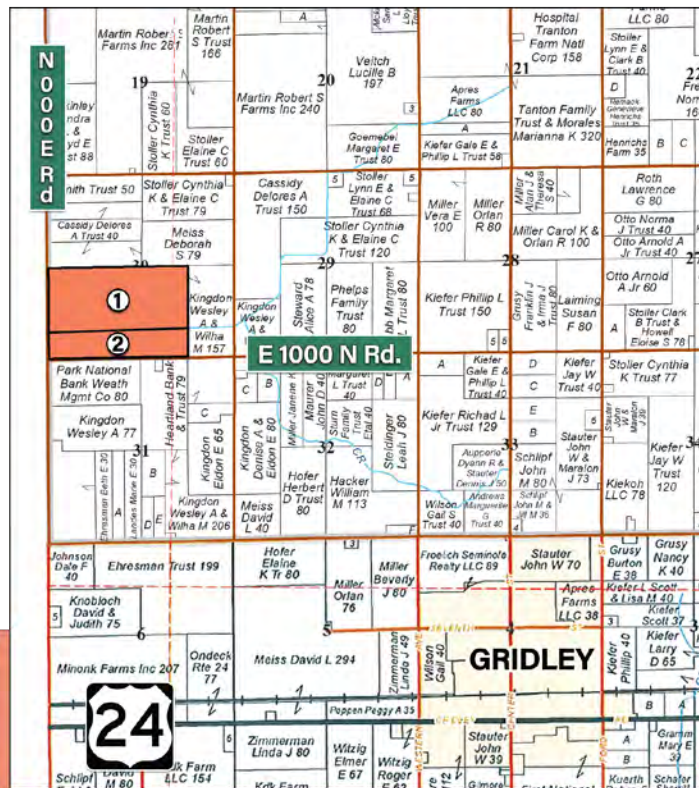
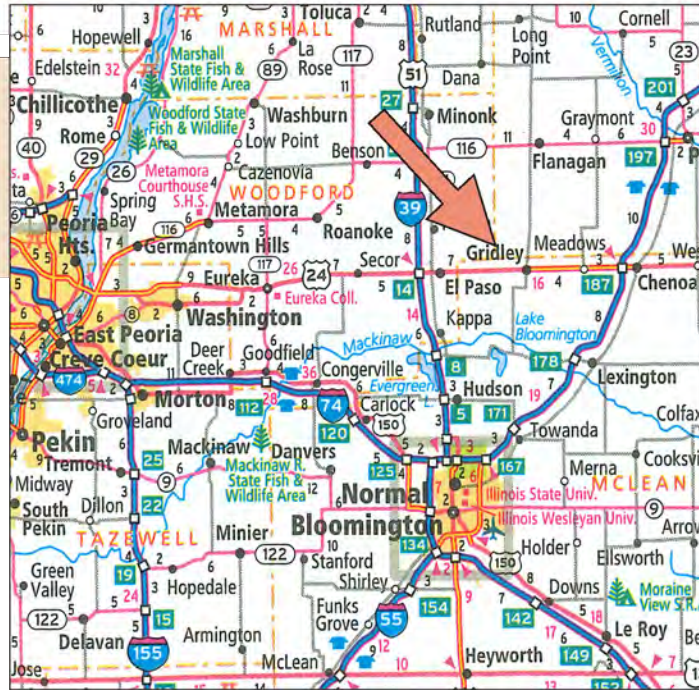
### Property Information

**Tract 1: 172± Acres** made up of primarily Ashkum silty clay loam and Chenoa silty clay loam with access via County Road 000 East. The weighted average PI is approximately 128.

**Tract 2: 74± Acres** consisting of primarily Ashkum silty clay loam and Chenoa silty clay loam with ample road frontage on County Road 1000 North. The weighted average PI is approximately 128.

Located in Section 30 of Waldo Township,  
Livingston County, Illinois.

Quality Contiguous Tracts  
Excellent Investment Opportunity





N 000 E Rd.

Tract 1  
172± Acres

N 100 E Rd.

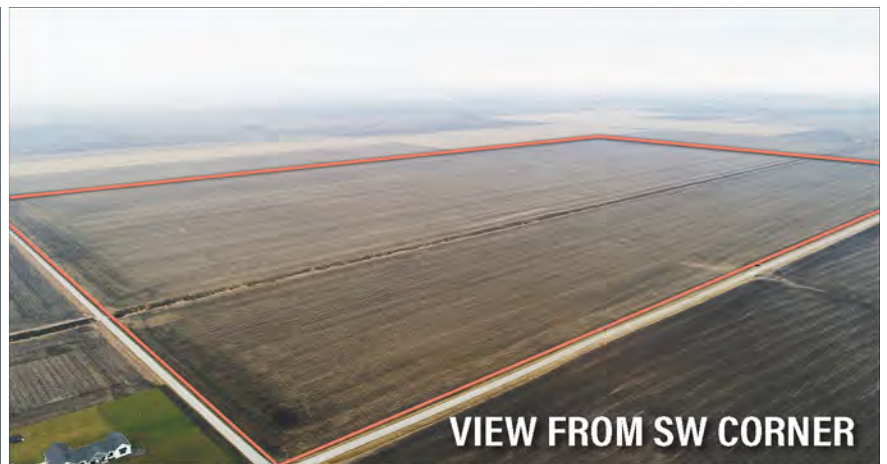
Tract 2  
74± Acres

E 1000 N Rd.

Complete Auction  
Details, Photos &  
Terms at

[www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com)

Registration Due by  
March 15th at Noon



VIEW FROM SW CORNER

**AUCTION TERMS & CONDITIONS**

**PROCEDURE:** 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 at the conclusion of the first round of bidding can purchase either individual tract or both tracts for their high bid. Should the high bidder not select both tracts, the remaining tract will be offered with another round of bidding. This process will repeat until both parcels have been chosen by a high bidder. Bidding and livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com). Bidding will be on a dollars per acre basis. The final sale price for all tracts will be determined by multiplying the high bid by the estimated taxable acres.

**REGISTRATION:** All bidders are required to register at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com) on or before Noon CDT on Wednesday, March 15, 2023. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates LLC 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 via 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 April 18, 2023.

**POSSESSION:** Possession will be given at closing. The lease is open for 2023. **TITLE:** Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

**2023 INCOME:** All 2023 farm income and 2023 farm expense shall be the responsibility of the Buyer. The Buyer will reimburse the previous tenant for field work completed in the Fall of 2022. Please contact our office for details.

**REAL ESTATE TAXES & ASSESSMENTS:** The 2022 calendar year taxes due and payable in 2023 shall be paid by Seller. Seller shall credit Buyer for said 2022 taxes based on the most recent tax figures available. The 2023 calendar year taxes and beyond will be the responsibility of the buyer.

**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 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:** Thomas W. Fliess Estate

**ATTORNEY:** Donna Hartl, Roetzel Law



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

**Auctioneer:**

Robert Warmbir #441.002377 #471.021140

**Sale Managers:**

Austin Hornstein #475.181979

Calli Robinson #475.201969



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