



Murray Wise ASSOCIATES LLC

VIRTUAL LIVE-ONLINE AUCTION THURSDAY, MARCH 16th, 2023 AT 10:00 AM CDT 246+/- ACRES IN TWO TRACTS IN LIVINGSTON COUNTY, ILLINOIS

Murray Wise Associates welcomes you to bid YOUR price on the real estate offered at this auction.

BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open and public. You or your authorized representative must be registered and approved to bid.
2. Virtual Online Auction will begin Thursday, March 16th, 2023, at 10:00 AM. 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 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. Bidding and livestream viewing will be available at 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.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
4. Minimum bid increments are at the discretion of the Auctioneer.

TERMS OF SALE OUTLINED:

1. The Real Estate Purchase Contract is available for review on the Murray Wise Associates website. **It is the responsibility of each bidder to review this information prior to the start of the auction.** The final bid price is subject to acceptance or rejection by Seller. The successful bidder will be required to sign the Real Estate Purchase Contract immediately upon being declared the successful bidder. The successful bidder will be provided the Real Estate Purchase Contract through DocuSign.
2. Bidding will be on a dollars per acre basis. The final purchase price for the property will be determined by multiplying the high bid by the estimated taxable acres of each tract.

Estimated Taxable Acres:
Tract 1: 172+/-
Tract 2: 74+/-
3. Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment may be paid in the form of wire transfer and held by the title company.

We have read these announcements
& agree to the Auction conditions.

Buyer _____ Seller _____

4. The balance of the purchase price will be due in cash at closing which shall be held on or before April 18th, 2023. If final surveyed acres differ from advertised acres, no adjustment will be made to the purchase price. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver full possession of the property to Buyer at closing.
5. 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. The boundary line will be placed in the center of the drainage ditch that splits the two tracts.
6. Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price at closing and shall also provide at closing a properly executed Warranty Deed conveying the property to the Buyer.
7. 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.
8. Buyer shall reimburse the previous tenant for lime applied and tillage completed in the Fall of 2022 due as listed below:
Tract 1: \$7,318.19
Tract 2: \$1,835.44
9. All 2022 farm income shall be retained by the Seller, and all 2022 farm expense shall be the responsibility of the Seller. All 2023 farm income shall be retained by the Buyer, and all 2023 farm expense shall be the responsibility of the Buyer.
10. The sale of property shall include all mineral rights owned by the Seller, if any.
11. The sale shall not include any personal property.
12. The Auction Company has made available on its website such documents as tax bills, Real Estate Purchase Contract, aerial photographs, etc. **It is the responsibility of each bidder to review this information prior to the start of the auction.**
13. The real estate is being sold subject to these limitations: State and federal regulations, restrictions as to use or improvements of premises, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Purchase Contract.
14. The property is being sold on an "**AS IS, WHERE IS AND WITH ALL FAULTS**" basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company.
15. Murray Wise Associates LLC ("Auction Company") and its representatives are the exclusive agents of the Seller.

Thank you for your interest in this property. If you have any questions, please feel free to contact one of our representatives.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

We have read these announcements
& agree to the Auction conditions.

Buyer_____ Seller_____