



Murray Wise ASSOCIATES LLC

**VIRTUAL LIVE-ONLINE AUCTION
TUESDAY, MARCH 28th AT 10:00 AM
119± ACRES IN 2 TRACTS IN CHAMPAIGN 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. The virtual live online only auction will begin Tuesday, March 28th, 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 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. Bidding will be on a dollars per acre basis.
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.** All successful high bidders will enter into a Contract to Purchase 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 Contract to Purchase in DocuSign.
2. Bidding will be on a dollars per acre basis. The final sale price for Tract 1 will be determined by multiplying the high bid by the taxable acres. The final sale price for Tract 2 will be determined by multiplying the high bid by the surveyed acres.

Acreage is as follows:

Tract 1: 49.36± acres

Tract 2: 69.82± acres

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 will be paid in the form of wire transfer and held by Chicago Title Company.

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

Buyer_____Seller_____

4. The balance of the purchase price will be due at closing which shall be held on or before April 28, 2023 or as soon as the title company will allow. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver full possession of the property to Buyer at closing. Seller shall allow Buyer access to Property for spring field work prior to closing upon the receipt of an additional 10% in earnest money and the signing of the Amendment to Contract for Sale of Real Estate (Early Possession).
5. There is an existing survey on Tract 2. No additional survey work will be completed by the Seller.
6. Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price within 45 days after closing and shall also provide a properly executed Special Warranty Deed conveying the property to the Buyer(s) at closing.
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. All 2022 farm income will be retained by the Seller, and all 2022 farm expenses shall be the responsibility of the Seller. All 2023 farm expenses shall be the responsibility of the Buyer and all 2023 income shall be retained by the Buyer. The Buyer shall reimburse the Seller at closing for inputs applied and tillage completed in the Fall of 2022 for the 2023 crop. Reimbursements are as follows:

 Tract 1: \$10,409.52
 Tract 2: \$11,758.60
9. The sale of property shall include all mineral rights owned by the Seller, if any.
10. The sale shall not include any personal property.
11. 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.**
12. 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.
13. 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.
14. 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.

ONLINE BIDDING HELP LINE: 800-607-6888

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 _____

