

Champaign County, Illinois

LAND AUCTION



119[±]
Acres

Offered in 2 Tracts

- Productive Central Illinois Soils
- Wonderful Investment Opportunity
- Potential Homesite & Recreational Opportunities

REGISTRATION DUE:
MARCH 27TH AT NOON



FARM THIS
IN 2023!

Virtual Live Auction - Online Only

TUESDAY, MARCH 28TH • 10AM



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com

Champaign County, Illinois

119± Acres

LAND AUCTION

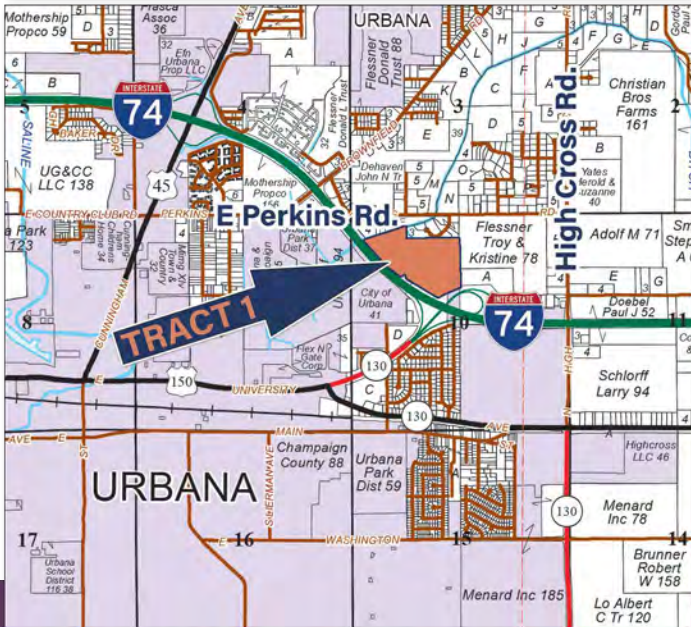
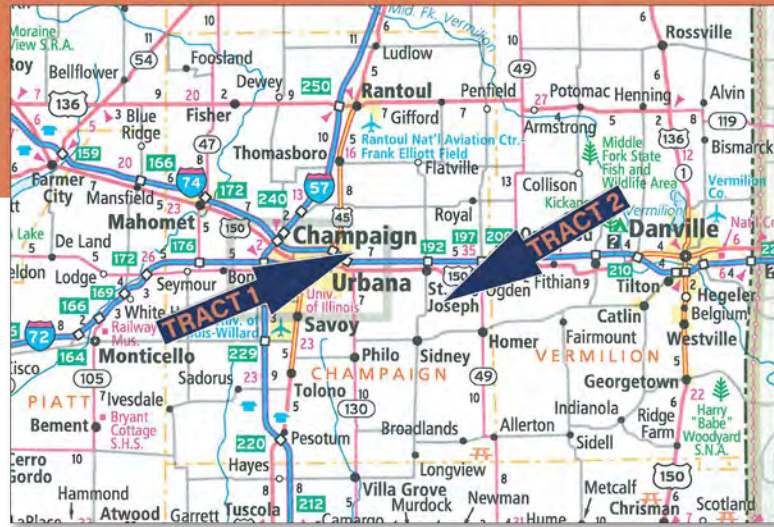
TUESDAY, MARCH 28TH • 10AM



Virtual Live Auction - Online Only
To register for online bidding, visit www.MurrayWiseAssociates.com or contact us at (217) 398-6400 or calli@mwallc.com.

119 ± Acres of Champaign County Land with locations near Urbana, IL and St. Joseph, IL. This property offers many opportunities.

TRACT 1: 49± Acres consisting of Birkbeck silt loam and Drummer silty clay loam. Potential homesite and recreational opportunities. Located just north of I-74 on Anthony Drive in Urbana, Illinois. The weighted average PI of the tillable acreage is approximately 121.



Located in Section 10 of Cunningham and Urbana Township, Champaign County, Illinois

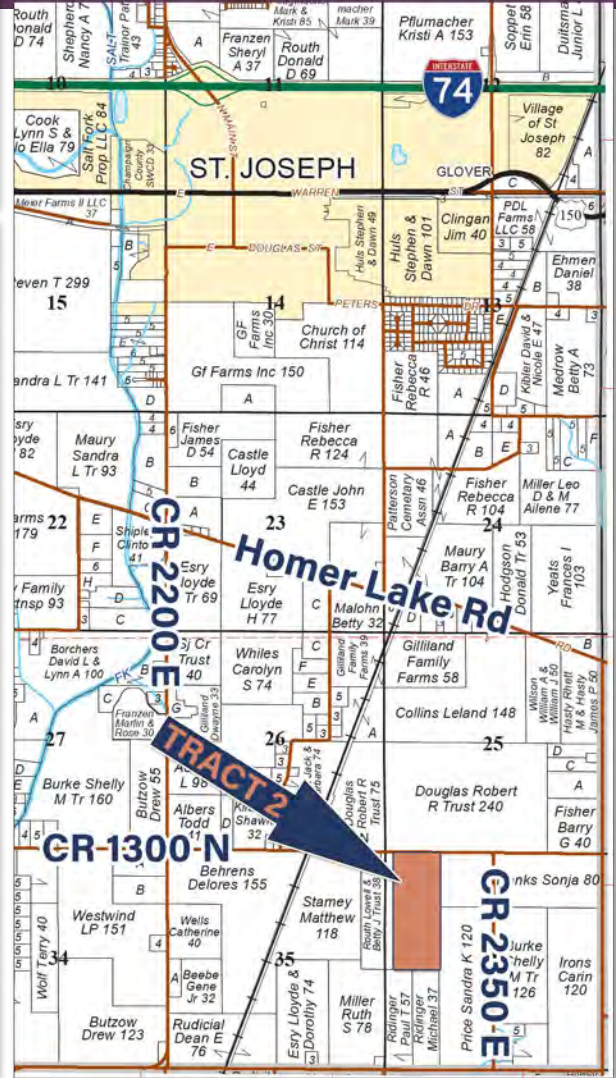
Located in Section 36 of St. Joseph Township, Champaign County, Illinois



TRACT 2: 70± Acres consisting of Flanagan silt loam and Drummer silty clay loam including two outbuildings. This is a **Class A farm** with a **weighted average PI of approximately 144**. Located south of St. Joseph, Illinois on County Road 1300 North.



144 PI



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. 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 acreage.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon on Monday, March 27, 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 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 April 28, 2023.

POSSESSION: Possession will be given at closing. Access to the property will be made available prior to closing in order to perform spring field work. Please contact the Auction Company for more information regarding early entry. No personal property is included in this sale.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

INCOME: All 2022 farm income shall 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 Buyer. The Buyer will reimburse the Seller for inputs applied in the Fall of 2022 for the 2023 crop.

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. Buyer is responsible for 2023 and all subsequent taxes.

SURVEY: There is an existing survey on Tract 2 and it is available for review at www.MurrayWiseAssociates.com. No additional survey work on either tract will be completed by the Seller.

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: Routh Trust, Hickory Point Bank and Trust as Trustee of the Betty J. Routh Trust

ATTORNEY: Hugh F. Drake, Brown Hay & Stephens, LLP



Murray Wise ASSOCIATES LLC

217.398.6400
www.MurrayWiseAssociates.com

**REGISTRATION DUE:
MARCH 27TH AT NOON**

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

Auctioneer:

Robert Warmbir #441.002377 #471.021140

Sale Managers:

Calli Robinson #475.201969

Elizabeth Strom #475.171749, #441.002523



217.398.6400

www.MurrayWiseAssociates.com

Champaign County, Illinois **119[±] Acres**

LAND AUCTION

TUESDAY, MARCH 28TH • 10AM

Champaign County, Illinois **119[±] Acres**

LAND AUCTION



FARM THIS
IN 2023!

**REGISTRATION DUE:
MARCH 27TH AT NOON**

Virtual Live Auction - Online Only

TUESDAY, MARCH 28TH • 10AM



Murray Wise
ASSOCIATES LLC

www.MurrayWiseAssociates.com