



PIATT
COUNTY
ILLINOIS

LAND AUCTION

WED. FEBRUARY 21ST @ 6PM

**Held at Best Western Monticello Gateway Inn
805 Iron Horse Place, Monticello, IL 61856**

***BROKER PARTICIPATION
BEING OFFERED!***

**246± Acres
in 5 Tracts**

- **Abundant Hunting & Recreational Opportunities**
- **Potential Country Estate**
- **Productive Piatt Co. Soils**
- **Farming Lease Open For 2024**



**Murray Wise
ASSOCIATES LLC**

217.398.6400

www.MurrayWiseAssociates.com

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TRACTS 1-2

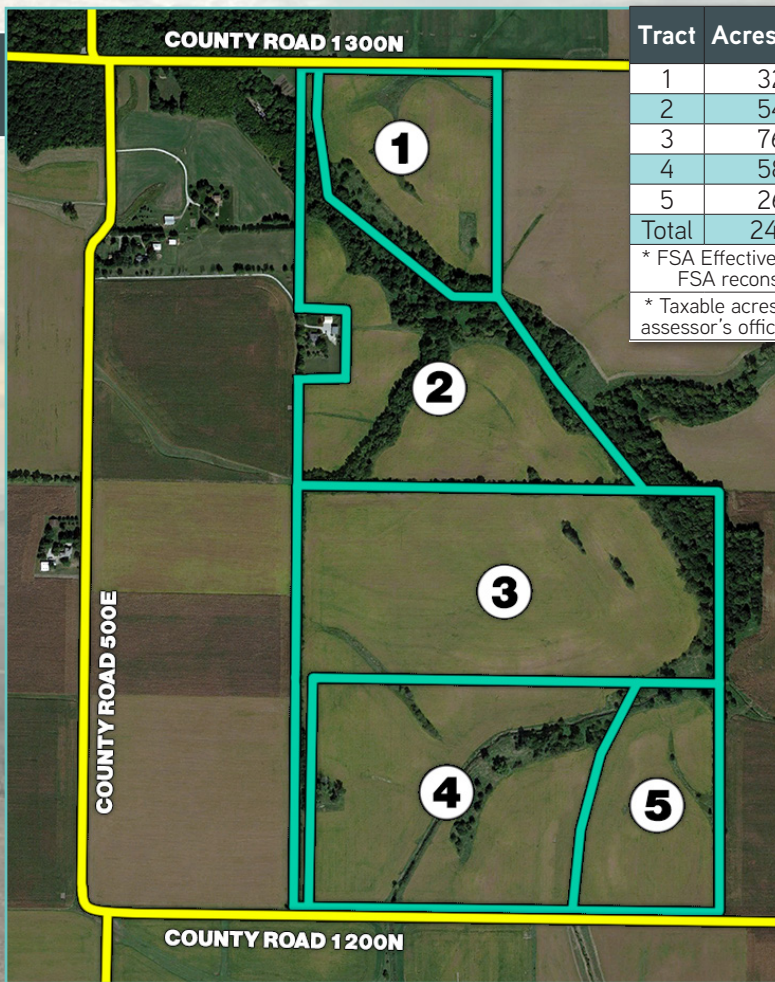


TRACTS 3-5



EXECUTIVE SUMMARY

This quality farmland located in Piatt County offers a little something for everyone. Wildlife is abundant on this property and the secluded location near Allerton Park makes an ideal location for a potential country estate. The property also features productive Piatt County farmland with primary soil types being Dana silt loam, Wyanet clay loam and Radford silt loam.



Tract	Acres (+-)	Effective DCP Cropland Acres	PI
1	32	23.1	116.2
2	54	32.1	112.0
3	76	63.3	118.8
4	58	45.4	117.7
5	26	21.7	117.4
Total	246	185.6	116.9

* FSA Effective DCP Cropland acres have been estimated. FSA reconstitution will determine allocated acres.
 * Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.

TRACT 2 IS IMPROVED WITH AN OLDER OPEN-FACING POLE BARN

INFORMATIONAL MEETING
 Farm and Multi-Parcel Process Informational Meeting on Tuesday, February 13, 2024 at the Best Western Monticello Gateway Inn. Interested parties are welcome to come ask questions anytime from 5:00-7:00 PM.



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AUCTION TERMS & CONDITIONS

PROCEDURE: This property will be offered in 5 individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be on a lump sum total dollars per tract, not dollars per acre. Livestream viewing will be available at www.MurrayWiseAssociates.com.
REGISTRATION: Onsite registration will take place prior to 6PM on Wednesday, February 21, 2024. For any questions about bidding, contact Liz Strom at (217) 398-6400 or liz@mwallc.com.
ACCEPTANCE OF BID PRICES: The successful high bidder(s) 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.
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 may be paid in the form of a wire transfer. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. 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 March 29, 2024.
POSSESSION: Possession will be given at closing. The lease will be open for 2024.
TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.
REAL ESTATE TAXES & INCOME: The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for said 2023 taxes based on the most recent tax figures available. Buyer is responsible for 2024 and all subsequent taxes. All 2023 farm income shall be retained by the Seller and all 2023 farm expenses shall be the responsibility of the Seller. All 2024 farm expenses shall be the responsibility of the Buyer and all 2024 income shall be retained by Buyer.
SURVEY: At the Seller's option, the Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the Seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the Seller. The type of survey performed shall be at the Seller's option and sufficient for providing the transfer of merchantable title.

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.
BROKER PARTICIPATION: Any appropriately licensed Illinois real estate broker who is properly registered with the Auction Company will be paid a 1% commission on the specific tract(s) purchased by their client. The commission will be based on the high bid and will be paid at closing by the Seller. Applications must be on a form provided by Murray Wise Associates and approved by a MWA representative prior to 5 PM CT on February 20, 2024.
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: John Giuliani

Murray Wise
ASSOCIATES LLC

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

Auctioneer:

Russell Seneff #475.165872 #441.002205

Sale Managers:

Eric Sarff #471.020806

Elizabeth Strom #471.021846



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