

Abundant Recreational Opportunities
Prime Hunting Area
Quality Tillable Land
Farming Lease Open For 2024

150±
Acres in 3 Tracts

Land Auction

APPANOOSE
COUNTY, IA

**Tuesday, March
19th at 10AM**



BID IN PERSON OR ONLINE

**Green Room Banquet Hall
400 E Green St., Centerville, IA 52544**



Murray Wise
ASSOCIATES LLC

In Cooperation With



HALL AND HALL

800.607.6888 | www.MurrayWiseAssociates.com

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EXECUTIVE SUMMARY

These 3 high-quality mixed use properties located in Appanoose County offer something for everyone. Tract 1 provides a wonderful recreational area of timber that offers great hunting opportunities. Tracts 2 and 3 include quality flat tillable land with a secluded pond and timber area for a recreational retreat.



Tract	Acres (+/-)	Effective DCP Cropland Acres	CSR2
1	15	N/A	N/A
2	59	58.34 DCP	51
3	76	69.86 DCP	54.7
Total	150		

* 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 1: Located in the NW 1/4 of Section 9 68 North, Range 18 West of the 5th P.M.

TRACTS 2-3: Located in the SW 1/4 of Section 34, Township 68 North, Range 19 West of the 5th P.M.

AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in an in-person and virtual online auction format in 3 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all 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 all tracts will be determined by multiplying the high bid by the estimated taxable acres.

REGISTRATION: Online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Monday, March 18, 2024. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates 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(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 or cashier's check. 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 April 18, 2024.

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. 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 2024 calendar year taxes shall be prorated to the date of closing. The remaining taxes and beyond will be the responsibility of the Buyer(s). 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.

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, Murray Wise Associates LLC or Hall and Hall. 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, Murray Wise Associates LLC or Hall and Hall. 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 discretion and discretion of the seller's agent. The Seller, Murray Wise Associates LLC and Hall and Hall 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, Hall and Hall or anyone else if the internet service fails to work correctly before or during the auction.

AGENCY: Murray Wise Associates LLC, Hall & Hall and its representatives are exclusive agents of the Seller.

SELLER: Billy L. Wilson Rev. Trust



**Murray Wise
ASSOCIATES LLC**

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

Auctioneer:

Scott H. Shuman

Sale Managers:

John Kirkpatrick #B2257000

Adam Meyer #S64685000

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