



CHAMPAIGN
CO, ILLINOIS

LAND AUCTION

160± ACRES
IN 2 TRACTS

Virtual Live Auction - Online Only

Wednesday, August 14th • 10AM CDT

Registration Due By August 13th at Noon



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com



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PATTERN TILED

PROPERTY INFORMATION

160 ± Acres of prime Champaign County farmland, located just southeast of Champaign, IL.

Located east of Philo, Illinois at the intersection of County Road 800 North and County Road 1900 East.
Located in Section 30 of Sidney Township, Champaign County, Illinois.



TRACT 1

TRACT 1: 80± ACRES

Drummer silty clay loam, Dana silt loam, and Flanagan silt loam;
weighted average PI is 139.7 with highly productive soils.



TRACT 2

TRACT 2: 80± ACRES

Drummer silty clay loam, Dana silt loam, and Flanagan silt loam;
weighted average PI is 141.2 with highly productive soils.

CHAMPAIGN**ST. JOSEPH****PHILO****SIDNEY****Co Rd 800 N****Tract 1****Tract 2****Co Rd 1900 E****PROPERTY****VIRTUAL LIVE AUCTION - ONLINE ONLY**

To register for online bidding, visit www.MurrayWiseAssociates.com or contact us at (217) 398-6400 or layna.spratt@mwwllc.com.

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 price per acre will be multiplied by the following acreages for each parcel. Tract 1: 90 acres, Tract 2: 80 acres.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Tuesday, August 13, 2024. 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 September 25, 2024.

POSSESSION: Possession will be given at closing subject to the existing farm lease expiring December 31, 2024. Please contact the Auction Company for more information regarding the lease.

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

INCOME: Seller shall credit Buyer(s) \$150 per crop-acre as part of the 2024 cash rent. Seller shall collect the remainder of the 2024 rent directly from the farm tenant due on November 30, 2024. All 2025 farm expenses shall be the responsibility of the Buyer and all 2025 income shall be the Buyer's.

REAL ESTATE TAXES & ASSESSMENTS: The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for 50% of the 2024 calendar year taxes due in 2025 based on the most recent tax figures available. Buyer is responsible for 2025 and all subsequent taxes.

SURVEY: 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. Purchase price will not be adjusted if a survey is completed.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP). Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.

MINERAL RIGHTS: The sale shall include any and all mineral

rights owned by the Seller, if any.

ACRESAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

EASEMENTS & LIENSSES: The sale is subject to any and all easements and liens 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 a "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 discretion and discretion of the seller's agent. The Seller and Murray Wise Associates LLC reserve the right to exclude 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: Wisley Foundation Farm



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ASSOCIATES LLC

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

Auctioneer:

Robert Warmbir #441.002377, #471.021140

Sale Managers:

Elizabeth Stron #471.021846, #441.002523

Ross Perkins #471.021587

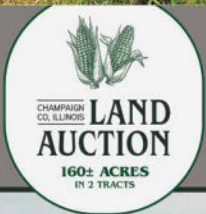


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