



PEORIA COUNTY, ILLINOIS



ONLINE ONLY

LAND AUCTION

129± ACRES



NOVEMBER 22ND AT IPM CT



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
800-607-6888
kyle.worner@mwallc.com



AUCTION INFORMATION

Friday, November 22nd at 1PM CT
 Virtual Live Auction - Online Only - www.MurrayWiseAssociates.com

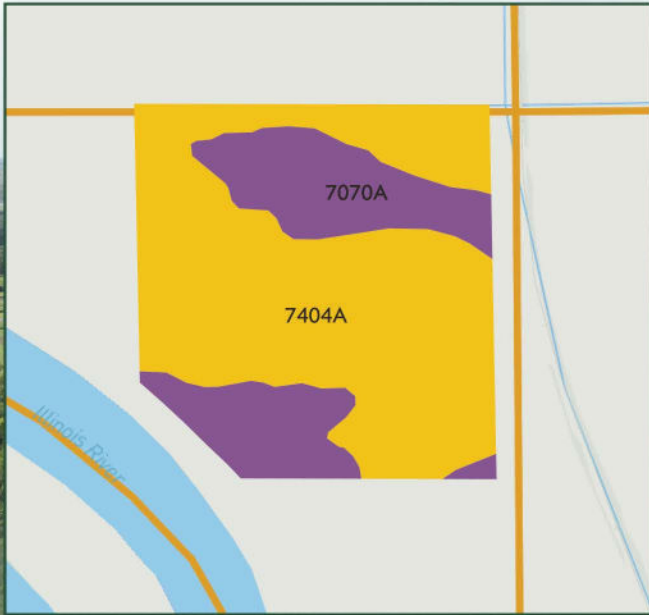
PROPERTY INFORMATION

129.05± Acres of Peoria County land, located just west of Pekin, IL. This property is located in close proximity to IL State Route 9 and US Route 24.

The weighted productivity Index is 117.2. CREP Payment of \$41,910 annually. FSA DCP Cropland acres are 134.56.

Located 2 miles west of Pekin, Illinois on West Cameron Lane
 Easement from West Cameron Lane to farm

CREP Payments of \$41,910 expire on 9/30/2027 & 9/30/2028.



SOIL CODE

SOIL DESCRIPTION

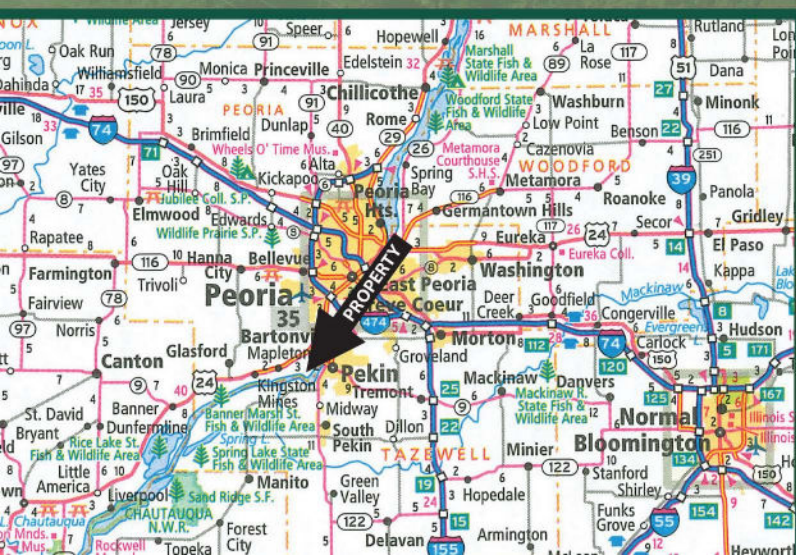
ACRES

% OF FIELD

PI

■	7404A	Titus silty clay, 0-2 Percent Slopes, Rarely Flooded	90.61	70.3%	111.0
■	7070A	Beaucoup silty clay loam, 0-2 Percent Slopes, Rarely Flooded	38.26	29.7%	132.0

Weighted Average PI 117.2



PROPERTY DIRECTIONS

At the intersection of US Route 24 and IL Route 9, travel south on US Route 24 for approximately 1 mile, turn east on West Cameron Ln, continue for about a mile, at the curve continue straight on the grass lane for a half of a mile, the farm will be on the east side of the lane.

**Registration Due by
November 21st at Noon**
To register for online bidding, visit
www.MurrayWiseAssociates.com
or contact us at (800) 607-6888
or layna.spratt@mwallc.com

Located in Section 27 of Hollis Township,
Peoria County, Illinois.

129.05 ± Acres

16.5 Feet Easement
Access

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ASSOCIATES LLC**

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

Auctioneer:

Robert Warmbir #441.002377 #471.021140

Sale Managers:

Kyle Worner #475.2105107

Elizabeth Strom #471.021846, #441.002523

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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format as a single tract. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis and the final purchase price will be calculated by multiplying the high bid by surveyed acreage.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Thursday, November 21, 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: 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 and shall be made via a wire transfer. 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 December 19th, 2024.

POSSESSION: Possession will be given at closing.

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

CREP: A portion of the property is enrolled in the Conservation Reserve Enhancement program, (CREP). Seller shall transfer all rights and obligations of that contract to the buyer. Call for more information.

INCOME: All 2024 CREP Payments shall be retained by the Owner. Buyer will receive remaining CREP Payments.

REAL ESTATE TAXES & ASSESSMENTS: The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer 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: The Seller is in the process of having a survey completed and it will be available for bidders to review once it is finished.

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: Steve & Rhonda Mooberry, Keith and Ronda Mooberry, Joan Cashdollar and Everence Foundation

ATTORNEY: Kuhfuss & Proehl PC, Jason Proehl, Pekin, IL

