



**IN-PERSON & ONLINE FARMLAND AUCTION
WEDNESDAY, NOVEMBER 13 AT 10:00 AM
86.993± ACRES IN 2 TRACTS
CHAMPAIGN COUNTY, ILLINOIS**

Murray Wise Associates welcomes you to bid YOUR price on the real estate offered at this auction.

BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open and public. You or your authorized representative must be registered and approved to bid.
2. The in-person and online auction will begin November 13th, at 10:00 AM. The Property will be offered in a virtual online and live auction format in 2 tracts. Tract 1 will be offered in the first round. Tract 2 will be offered in a second round of bidding. The tracts will not be able to be combined and bid on as a single unit. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, BUYER INSPECTION OR LENDER INSPECTION. Please complete all your due diligence on the property prior to bidding.
4. Minimum bid increments are at the discretion of the Auctioneer.

TERMS OF SALE OUTLINED:

1. The Real Estate Purchase Contract is available for review on the Murray Wise Associates website. **It is the responsibility of each bidder to review this information prior to the start of the auction.** All successful high bidders 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.
2. Bidding will be on a dollars per acre basis. The final purchase prices will be calculated by multiplying the surveyed acreage by high bid amounts for the respective tracts. **Tract 1 – 81.993 acres; Tract 2 – 5.00 Acres.**
3. Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment will be paid in the form of wire transfer and held by Allied Capital Title.
4. The balance of the purchase price will be due at closing which shall be held on or before December 13, 2024, or as soon as the title company will allow. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver possession of the property at closing, subject to the existing farm lease, expiring February 28, 2025.
5. Seller will provide any survey in their possession. No new survey will be provided.
6. Seller shall furnish the Buyer, at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price and shall also provide a properly executed deed conveying the property to the Buyer(s) at closing.

We have read these announcements
& agree to the Auction conditions.

Buyer_____Seller_____

7. The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for the 2024 taxes due in 2025 based on the most recent tax figures available. The 2025 calendar year taxes and beyond will be the responsibility of the Buyer.
8. The lease is open for 2025.
9. The sale of property shall include all mineral rights owned by the Seller, if any.
10. An oil and gas lease from 1963 is referenced in the preliminary title work for Auction Tract 1. To the Seller's knowledge this lease is expired, and the objective is to have this exception removed from the title work at closing.
11. The sale shall not include any personal property.
12. Tract 2 features a water well.
13. The Auction Company has made available on its website such documents as tax bills, Real Estate Purchase Contract, aerial photographs, etc. **It is the responsibility of each bidder to review this information prior to the start of the auction.**
14. The real estate is being sold subject to these limitations: State and federal regulations, restrictions as to use or improvements of premises, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Purchase Contract.
15. The property is being sold on an **"AS IS, WHERE IS AND WITH ALL FAULTS"** basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company.
16. Murray Wise Associates LLC ("Auction Company") and its representatives are the exclusive agents of the Seller.

Thank you for your interest in this property. If you have any questions, please feel free to contact one of our representatives.

ONLINE BIDDING HELP LINE: 800-607-6888

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER
THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

We have read these announcements
& agree to the Auction conditions.

Buyer_____ Seller_____ 2