



Murray Wise ASSOCIATES LLC

VIRTUAL LIVE-ONLINE AUCTION WEDNESDAY, NOVEMBER 22 AT 1:00 PM 130.96± ACRES IN PEORIA 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 virtual live online only auction will begin November 22nd, at 1:00 PM. The Property will be offered in a virtual online auction format in 1 tract, whereas the high bidder at the conclusion of the round of bidding will win the tract for their high bid. 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. Upon the close of the auction the winning bidder will sign the Contract to Purchase in DocuSign.
2. Bidding will be on a dollars per acre basis. The final price per acre will be multiplied by **130.96 surveyed acres.**
3. The down payment will be paid in the form of wire transfer and held by Chicago Title Company. Buyer will pay a non – refundable down payment of the Purchase Price upon execution of this Contract in the amount of Seventy Five Thousand Dollars (\$75,000) as earnest money (the "Earnest Money") to be held in the trust account of Chicago Title,
4. The balance of the purchase price will be due at closing which shall be held on or before December 19, 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.
5. A survey has recently been completed by the seller and has been provided on the Murray Wise Associates website. 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 within 45 days after closing and shall also provide a properly executed Warranty 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 have been 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. All of the property is enrolled in the Conservation Reserve Enhancement Program (“CREP”), with a \$11,376.00 annual payment expiring on September 30, 2027 and a \$30,534.00 annual payment expiring on September 30, 2028. At closing, Seller shall transfer all rights and obligations of that contract to the Buyer. Buyer shall comply with all terms and conditions of the CREP and shall indemnify, defend, and hold Seller harmless from the CREP and/or Buyer’s failure to comply with the terms of the CREP. The Buyer of the farm will be obligated to assume the CREP contract at closing, if the Buyer chooses to discontinue the CREP contract they will be responsible for any penalties this causes.
9. The sale of property shall include all mineral rights owned by the Seller, if any.
10. The sale shall not include any personal property.
11. There is 8.3+- acres on the west side of the auction tract that Commonwealth Edison owns. The buyer of the auction tract retains the farming rights to the 8.3+- as well as the remainder of CREP payments.
12. The auction tract is accessed by a 16.5-foot legal easement, this easement is a lane towards the west end of the property that intersects W Cameron Road. At the end of the 16.5-foot easement, the property is then accessed across the 8.3+- acres by way of the Agriculture Use Agreement. With accordance to the title company, there is full legal access to the Property. All documents have been provided online illustrating this access.
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. 2

Buyer_____ Seller_____

