



Murray Wise ASSOCIATES LLC

IN-PERSON & ONLINE FARMLAND AUCTION THURSDAY, NOVEMBER 7 AT 10:00 AM 263± ACRES IN 4 TRACTS IN STEPHENSON 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. We DO have some MWA staff in the audience who will be representing Buyers, either personally or via phone, and potentially placing bids on their behalf.
2. The in-person and online auction will begin Thursday, November 7th, at 10:00 AM. The Property will be offered in a virtual online and live auction format in 4 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 an individual tract or multiple tracts for their high bid. Should the high bidder not select all tracts, the remaining tract(s) 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.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, *YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION*, so be certain you have completed 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 person or via DocuSign.
2. Bidding will be on a dollars per acre basis. The final sale price for each tract will be determined by multiplying the high bid by the surveyed acres.

Acreages are as follows:

Tract 1: 104.399± acres Tract 2: 20.007± acres Tract 3: 112.031± acres Tract 4: 26.977± 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 Security First Title Company.

4. The balance of the purchase price will be due at closing which shall be held on or before December 6, 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 full

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

Buyer _____ Seller _____

possession of the property to Buyer at closing.

5. No additional survey work will be completed by the Seller. The survey lines are not in line with the fence on all tracts and it is the responsibility of each bidder to review the survey before bidding.
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 Trustees Deed conveying the property to the Buyer(s) at closing.
7. The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit 2024 calendar year taxes payable 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 2024 farm income will be retained by the Seller, and all 2024 farm expenses shall be the responsibility of the Seller. All 2025 farm expenses shall be the responsibility of the Buyer and all 2025 income shall the Buyers.
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. Tract 3 does include a shed, this shed will be offered "AS IS WHERE IS WITH ALL FAULTS".
12. For online bidders, we will not accept any max bids that are placed through the bidding platform, as in-room bidders do not have that option. We will not be taking any planned breaks. Online bidders should use the "Request a Break" phone number to request a break, if needed, while in-room bidders should address a break request to one of the bid assistants in the room.
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.

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

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

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

Buyer_____ Seller_____