



175± ACRES

PRIME FARMLAND AUCTION

CHAMPAIGN COUNTY, IL

NOVEMBER 12TH - 10AM CT

**IN-PERSON AUCTION HELD AT: Holiday Inn, Champaign
101 Trade Center Dr. Champaign, IL 61820**

Online Also Available



**Murray Wise
ASSOCIATES LLC**

**MurrayWiseAssociates.com
217-398-6400 | liz@mwallc.com**

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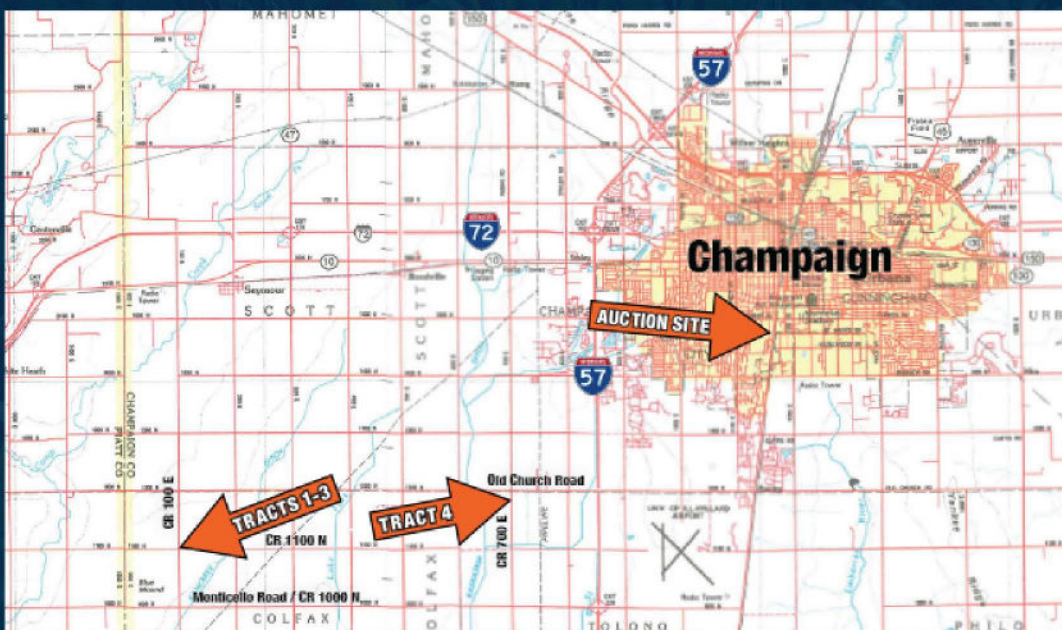
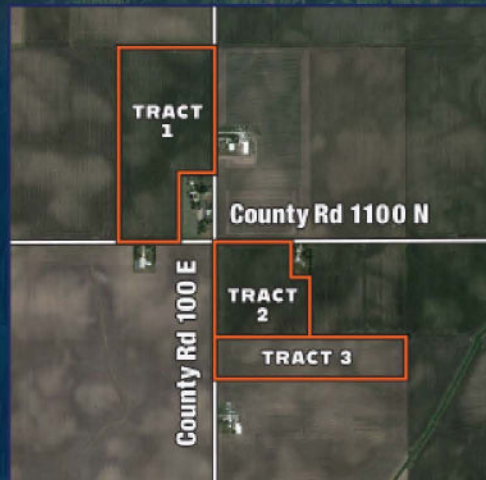
Online Also Available

ONLINE REGISTRATION DUE BY NOVEMBER 11TH AT NOON

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

Tract	Surveyed/ Taxed Acres	FSA Tillable Acres	Soil PI
1	70.00	71.37	143.9
2	37.49	35.38*	143.1
3	27.21	26.92*	142.7
4	40.00	39.26	143.3

* Approximate FSA tillable acres.
Reconstitution not complete.



**175± Acres of
Champaign
County High
Quality Farmland**

Located just west of
Champaign and south of
Seymour, IL & in close
proximity to Interstates
57 and 72.

EXECUTIVE SUMMARY

Located in Colfax and Tolono townships, these tracts feature Drummer silty clay loam, Flanagan silt loam and Elburn silt loam soil types and each have average PIs of 142+. For more information on the soil types for individual tracts, download the Information Book for this sale from MurrayWiseAssociates.com.



FROM THE MONTICELLO ROAD EXIT (EXIT 229) ON I57:

FOR TRACT 4, head west on Monticello Road for 1.5 miles. Turn right (north) on CR 700E for 1.5 miles. Tract 4 will be on the west (left) side of the road.

FOR TRACTS 1-3, head west on Monticello Road for 7.5 miles. Turn right (north) on CR 100E for 1 mile. Tracts 1-3 are on both sides of the road. Please look for MWA signage.





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AUCTION TERMS & CONDITIONS

AUCTION METHOD: The farm will be offered as 4 individual tracts. Tracts 1-3 will use 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 tracts will be offered with another round of bidding. This process will repeat until all of tracts 1-3 have been chosen by a high bidder. Upon completion of tracts 1-3, tract 4 will be offered individually. 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 determined by multiplying the high bid by the taxable (tracts 1 & 4) or surveyed (tracts 2 & 3) acreage.

ONLINE REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Monday, November 11, 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(s) will enter into a purchase agreement immediately following the close of bidding for presentation to the Seller(s). Final bid price is subject to approval or rejection by Seller(s).

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(s) 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 January 15, 2025.

POSSESSION: Possession will be given at closing.

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

INCOME: Seller(s) shall retain the 2024 income and be responsible for all the farm expenses. Buyer will be responsible for all the 2025 income and expenses.

LEASE: The lease is open for 2025.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by the Seller(s) in the form of a credit at closing. The amount of the credit will be determined by using the most recent ascertainable tax figures available.

SURVEY: A survey has been completed for tracts 2 and 3. Tracts 1 and 4 will be sold on taxable acres. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information. The Seller(s) will not complete any additional surveys.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller(s).

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(s) 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(s) 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(s) 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(s).

SELLER: D&R Schumacher Trust/Joe and Kelly Schumacher

REPRESENTING ATTORNEY: Marc Miller of Miller and Hendren, Champaign, IL