

Tazewell County, IL

Farmland Auction

TUES., DECEMBER 10TH AT 2PM CT

141± Acres
Online Only



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com

800-607-6888

kyle.worner@mwallc.com

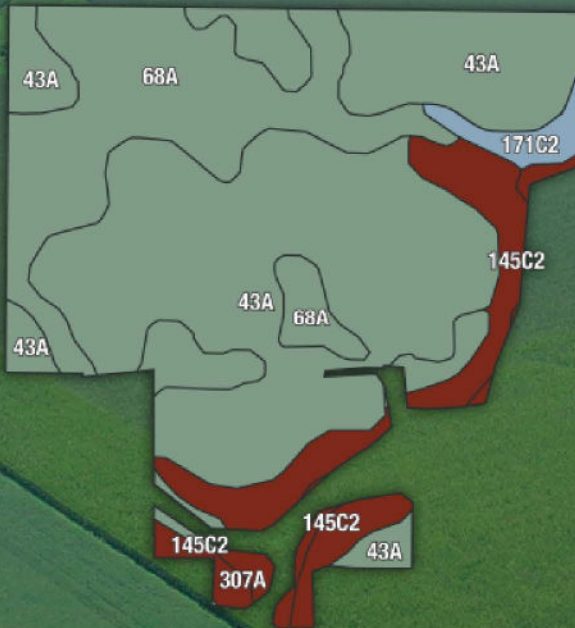
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Code	Soil Description	Acres	% of Farm	Productivity Index
43A	Ipava silt loam	70.15	57.0%	142
68A	Sable silty clay loam	32.63	26.5%	143
145C2	Saybrook silt loam	14.11	11.5%	123
171C2	Catlin silt loam	2.42	2.0%	128
3074A	Radford silt loam	2.10	1.7%	122
705B	Buckhart silt loam	1.54	1.3%	141

WEIGHTED AVERAGE **139.5**

FSA DCP Cropland Acres: 122.95 | Taxable Acres 140.67



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Registration Due By December 9th at Noon

**To register for online bidding, visit www.MurrayWiseAssociates.com
or contact us at (800) 607-6888 or layna.spratt@mwallc.com**

Property Information

140.67± Acres of prime Tazewell County farmland, located just north of Armington, IL. This property is near US Route 136. Property does include 5 outbuildings and grass area for future potential pasture.

Property Directions

From Interstate 55 South take exit 145 toward McLean, turn west on US Highway 136 West, travel 7 miles, turn north on Armington Road, travel 2 miles and then turn west at the intersection of E 3rd St/CR 100 W, travel 1/8th of a mile, turn north on Minier Road, travel 1/8th of a mile, the farm will be on the west side of the road.



**Located in Section 22 of Hittle Township,
Tazewell County, Illinois**



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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format as a single tract. The high bidder at the conclusion of the of bidding will purchase 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. The final purchase price will be determined by multiplying the high bid by the taxable acres of 140.67

REGISTRATION: ALL BIDDERS ARE REQUIRED TO REGISTER AT WWW.MURRAYWISEASSOCIATES.COM ON OR BEFORE NOON CT ON MONDAY, DECEMBER 9, 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 will enter into a purchase agreement immediately following the close of bidding via DocuSign for presentation to the Seller. Final bid price is subject to approval or rejection by Seller.

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. The down payment shall be made via a wire transfer as a non-refundable deposit. 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 21, 2025.

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.

INCOME: Seller shall retain the 2024 cash rent income and be responsible for all the farm expenses. Buyer will receive all 2025 income and be responsible for all 2025 farm 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 Seller 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: No survey shall be provided.

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: John and Janet Burnett

ATTORNEY: Brent Holmes, Heller, Holmes and Associates, P.C., Mattoon, IL