

Sealed Bid Farmland Auction

Champaign County, Illinois

208[±] Acres
Offered in 3 Tracts

- Productive Soils
- Farm Lease Open for 2020
- 10 Miles Northwest of Champaign
- 1 Mile NW of Mahomet



MWA
AUCTIONS &
REAL ESTATE

Sealed Bid Submission Deadline:

Tuesday, February 18th • 5PM_{CST}

For Details, Visit MWAAuctions.com or Call 217-398-6400



Sealed Bid Farmland Auction

Champaign County, Illinois

Bidding Procedure

Bids Due Tuesday, Feb 18 by 5PM_{CST}

The property is being offered in 3 individual tracts, any combination of tracts, or as a whole property.

Bids must be submitted on the official bid form and accompanied by a signed Real Estate Purchase Agreement, both of which may be obtained from auction company.

Bidders wishing to place multiple bids (i.e. - an individual bid on Tract 1 and a combination bid on Tracts 2-3, or individual bids on Tracts 1 and 3) should turn in a separate Real Estate Purchase Agreement for each bid.

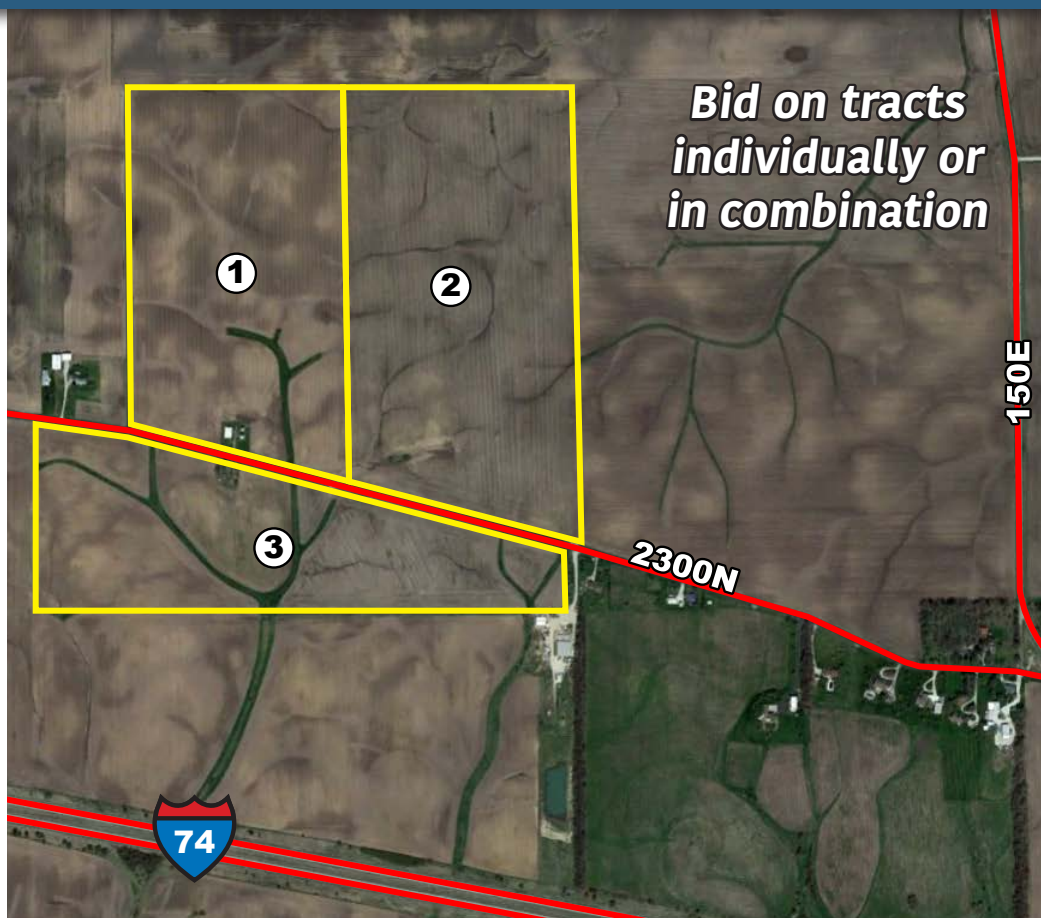
Contact an MWA representative with any questions regarding the bidding procedure or property.

Property Information

Tract 1: 68± Acres, nearly all tillable, with road frontage along County Road 2300N. Improved with 2 older grain bins and a pole shed.

Tract 2: 82± Acres, nearly all tillable and featuring Elliott silty clay loam, Drummer silty clay loam and Raub silt loam soils. Road frontage along County Road 2300N.

Tract 3: 58± Acres featuring Wyanet silt loam, Dana silt loam and Drummer silty clay loam soils. Abundant road frontage along County Road 2300N.



Bid on tracts individually or in combination

**208± assessed acres
202± FSA cropland acres**

Directions to the Property from the intersection of US Highway 150 and IL Highway 47 North in Mahomet:

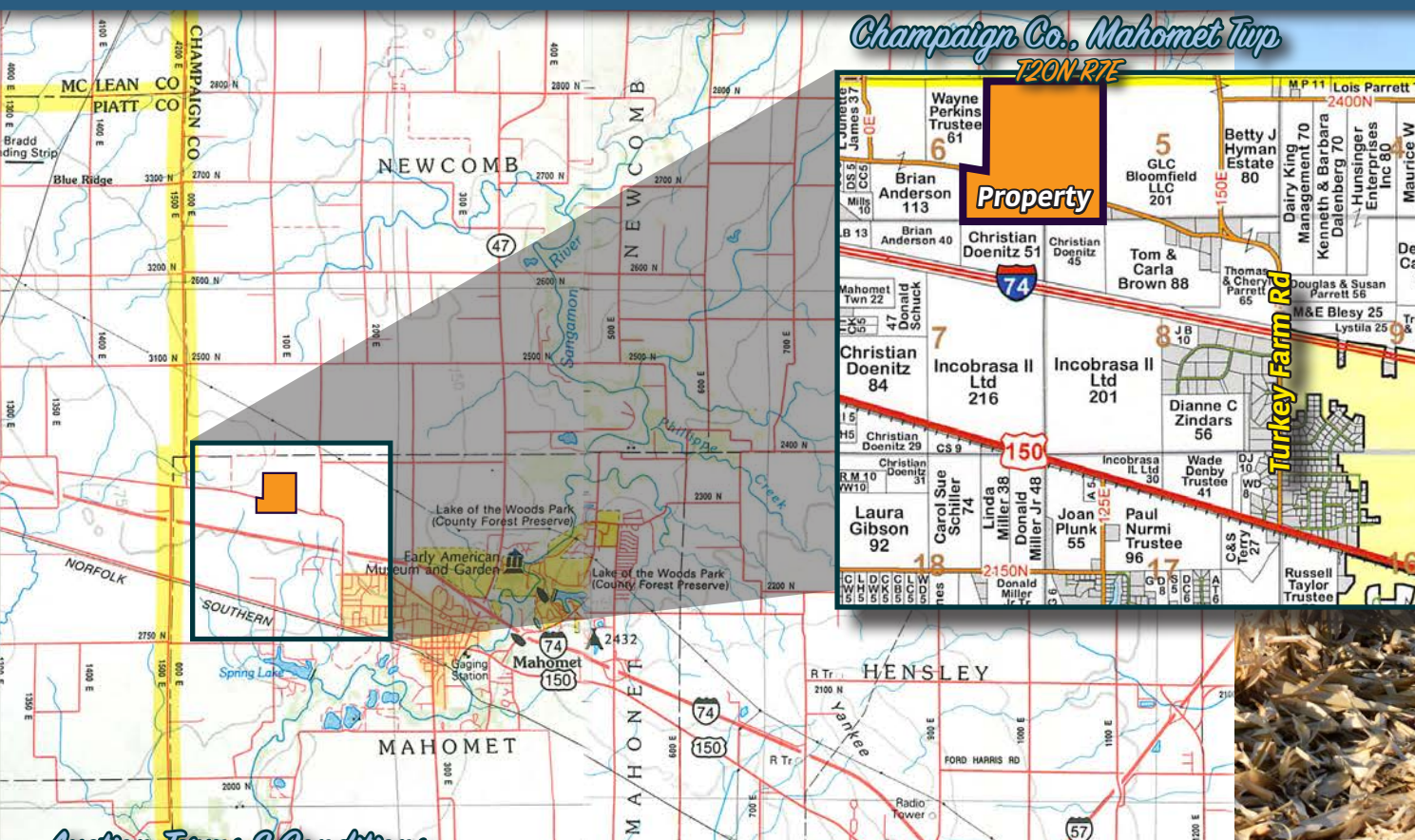
Travel west on US Highway 150 for 1.4 miles to County Road 200E/Turkey Farm Road/County Highway and turn right/north. Travel north on County Road 200E for 1.1 miles and as the road curves to the west and splits, continue west on County Road 2300N for 0.6 miles and the property will begin on your right.

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208± Acres

Offered in 3 Tracts

Productive Soils Farm Lease Open for 2020



Auction Terms & Conditions

PROCEDURE: The property is being offered in three individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sales price. Bids must be submitted on the official bid form and accompanied by a signed Real Estate Purchase Agreement, both of which may be obtained from auction company. **Bids must be submitted to auction company by 5:00 PM CST on Tuesday, February 18, 2020.** Auction company will notify winning bidder(s), if any, no later than 5:00 PM CST on Thursday, February 20, 2020. Seller reserves the right to accept or reject any or all bids.

DOWN PAYMENT: Successful bidder(s) shall deposit ten percent (10%) of the total contract purchase price within 24 hours of being notified that they are the successful bidder. The down payment may be paid in the form of personal check, business check, cashier's check or wire transfer. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

POSSESSION: Possession will be given at closing.

CLOSING: Closing shall occur within 30 days of buyer(s) depositing the 10% down payment or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish to buyer(s) at seller's expense an owner's policy of title insurance in the amount of the purchase price and agrees to provide a proper deed conveying merchantable

title to the real estate to the successful buyer(s).

REAL ESTATE TAXES AND ASSESSMENTS: The 2019 calendar year taxes due and payable in 2020 shall be paid by seller in the form of a credit to buyer at closing. The most recent tax figures available will be used to determine the amount of the credit. 2020 calendar year taxes shall be paid by buyer.

LEASE: The farm lease is open for 2020.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

SURVEY: Seller shall provide a new survey where there is no existing legal description sufficient to convey title. Any need for a new survey shall be determined solely by the seller unless such surveys are required by State or local law. The cost of the survey shall be paid by the seller. The type of survey performed shall be at the seller's option and sufficient for providing a standard form owner's title insurance policy and the transfer of merchantable title. No adjustment in purchase price will be made if surveyed acreage differs from advertised acreage.

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.

BROKER PARTICIPATION: Contact auction company for more details.

AGENCY: MWA Auctions and Real Estate is the exclusive agent of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in the brochure, bid submission form, and all related materials are subject to the terms and conditions outlined in the Real Estate Purchase Agreement. 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 auction company. 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 the marketing materials is believed to be accurate but is subject to verification by all parties relying on it. The seller and auction company assume no liability for its accuracy, errors or omissions. All sketches and dimensions in this brochure are approximate. All acreages and other measurements are approximate. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, or etc. The seller and auction company reserve the right to require proof of a bidder's financial capacity to close on its bid as a condition of accepting a bid.

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Farmland Auction

208[±] Acres
Offered in 3 Tracts

Champaign County, Illinois



MWA Auctions & Real Estate
1605 S. State Street, Suite 110
Champaign, Illinois 61820
(217) 398-6400 | MWAAuctions.com

Sealed Bid - Bids Due Feb 18



Sale Managers:
Kenny Schum #475.130235
Eric Sarff #475.123116

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