

FARMLAND AUCTION

📍 Champaign County, Illinois

71[±] Acres

Online Bidding Opens: Tuesday, November 10th • 10am CST
Online Bidding Concludes: Thursday, November 12th • 2pm CST

- Average P.I. of 142.3
- 5 Miles South of Champaign
- 1 Mile North of Tolono

For Details, Call 217.398.6400
or Visit www.MurrayWiseAssociates.com



MURRAY WISE
ASSOCIATES LLC

FARMLAND AUCTION

Champaign County, Illinois | 5 Miles South of Champaign

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AUCTION DATE & TIME

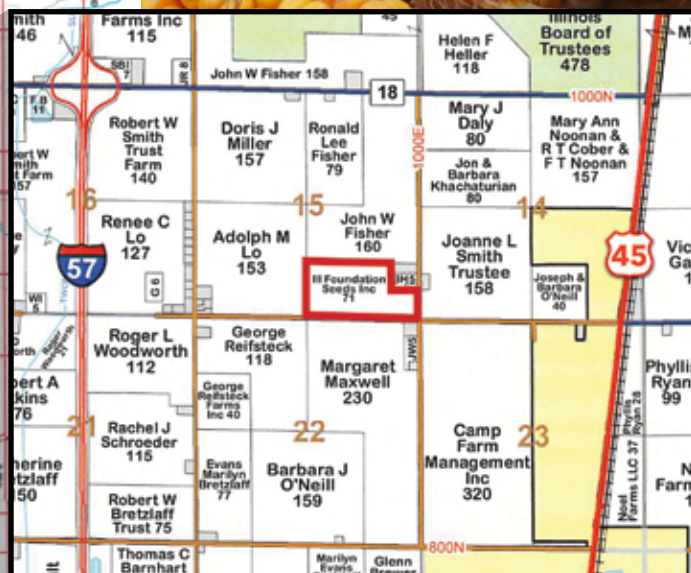
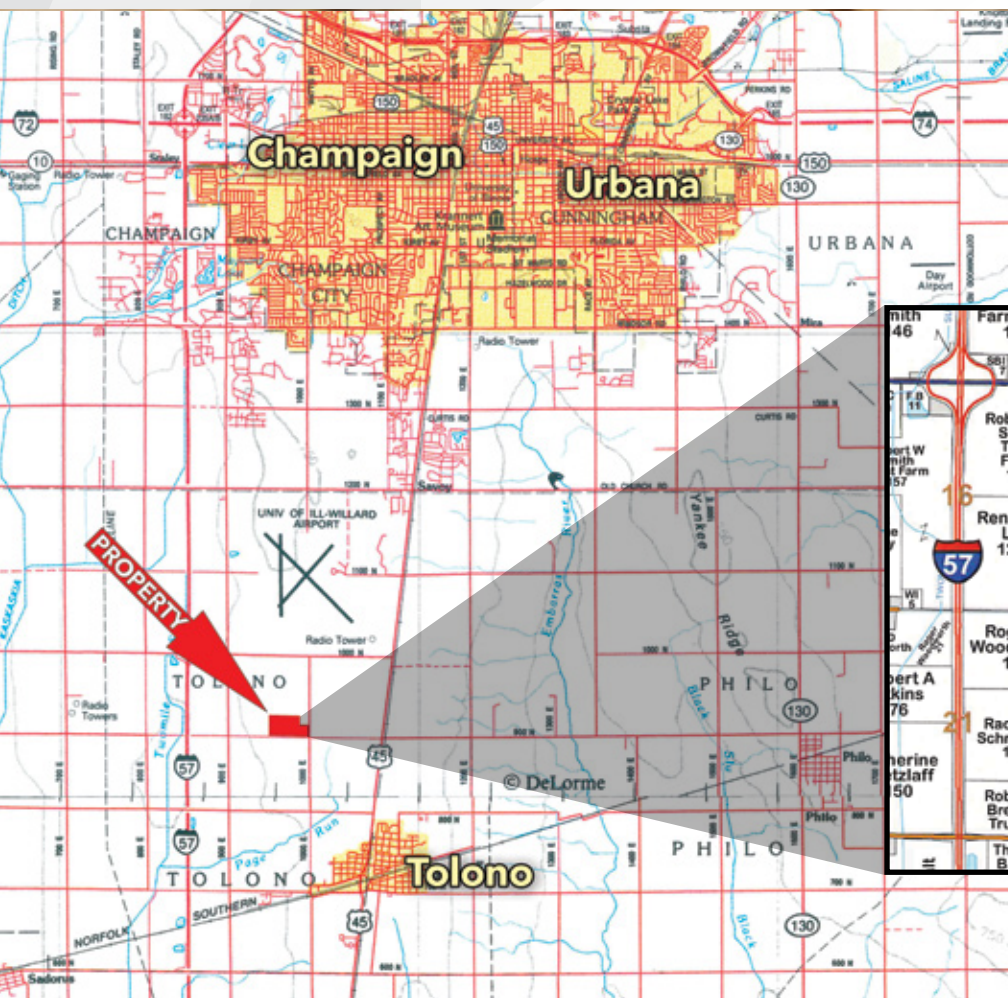
Online bidding will open on Tuesday, November 10th at 10AM CST and conclude on November 12th at 2PM CST.

PROPERTY INFORMATION

The farm is 71± Acres, nearly all tillable with road frontage along County Road 18 (900N) and County Road 1000E. The farm has a weighted average crop productivity index of 142.3 with the primary soils being Drummer silty clay loam and Flanagan silt loam.

DIRECTIONS

To the Farm: From Champaign, take U.S. Route 45 south 5 miles to County Road 18 (900N) and turn right. Follow County Road 18 (900N) one mile and the farm will be on your right. From Tolono, Take U.S. Route 45 north 1 mile to County Road 18 (900N) and turn left. Follow County Road 18 (900N) one mile and the farm will be on your right.





PROCEDURE: The property will be offered in one tract. The property is available for online bid only at www.murraywiseassociates.com beginning Tuesday, November 10th, 2020 at 10:00AM CST.

REGISTRATION: To register to bid online visit www.murraywiseassociates.com. Once the online application is filled out it will be automatically sent to Murray Wise Associates for approval to allow bidding. Each bidder registering will be required to submit a letter of recommendation from their financial institution stating funds are available for the 10% deposit and that bidder has the financial capacity for final purchase. Registering bidders will not be approved to bid until the recommendation letter is received by Murray Wise Associates.

ACCEPTANCE OF BID PRICES: Bidding ends Thursday, November 12th, 2020 at 2:00PM CST with a "soft close", meaning that a high bid placed on the tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes on the tract. The final bids and Purchase Agreement are subject to acceptance or rejection by the Seller. Winning bidder will enter into a Contract to Purchase immediately upon being declared the Successful Bidder by the Auctioneer for approval or rejection by the Seller. Upon the close of the auction the winning bidder will either sign the Contract to Purchase in DocuSign, or be forwarded via email or fax a Contract to Purchase. A signed copy of the contract must be returned and received by Murray Wise Associates LLC on or before 3:00PM CST, Friday, November 13th, 2020 (faxed to (217) 352-9381 or scanned and emailed to Harrison@mwallc.com).

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 may be paid in the form of

wire transfer, personal check, business check or cashier's check. Should the winning bidder not be approved by the Seller, the down payment shall be returned to Bidder as soon as practicable. The balance of the contract purchase price is due in cash at closing. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.

CLOSING: The closing date will be as soon as practical, but no longer than thirty days following the auction.

POSSESSION: Possession will be given at closing, subject to any remaining rights of the current tenant under the 2020 crop lease which expires on February 28th 2021.

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

REAL ESTATE TAXES & ASSESSMENTS: The 2020 calendar year taxes due and payable in 2021 shall be paid by seller in the form of a credit at closing. The most recent tax figures available will be used to determine the amount of the credit.

SURVEY: Seller will not be providing a survey.

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: Illinois Foundation Seeds, Inc.



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ASSOCIATES LLC

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Champaign County, Illinois

71[±] Acres

Murray Wise Associates, LLC

1605 S. State Street, Suite 110

Champaign, Illinois 61820

217.398.6400 | MurrayWiseAssociates.com

Auction Manager: Harrison Freeland #475.172020

Auctioneer: Eric Sarff #441.001632 #471.020806



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