



TUESDAY, NOVEMBER 28TH AT 10AM

HELD AT: TUSCOLA COMMUNITY BUILDING
122 WEST NORTH CENTRAL AVE, TUSCOLA, IL 61953



Murray Wise
ASSOCIATES LLC

217.398.6400

www.MurrayWiseAssociates.com



Ware Farms

AUCTION

Tues, Nov. 28th • 10am

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 11 individual tracts. All tracts will be offered as individual tracts, any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. Bidding will be on a lump sum total dollars per tract, not dollars per acre. Livestream viewing will be available at www.MurrayWiseAssociates.com.

REGISTRATION: Onsite registration will take place prior to 10AM on Tuesday, November 28, 2023. For any questions about bidding, contact Calli Robinson at (217) 398-6400 or calli@mwallc.com.

ACCEPTANCE OF BID PRICES: The successful high bidder(s) 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.

DOWN PAYMENT: A 10% non-refundable down payment of the total contract purchase price will be due at the close of the auction from the winning bidder. The down payment will be paid in the form of 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 10, 2024.

POSSESSION: Possession will be given at closing. The lease will be open for 2024. The grain bins on tract 9 are subject to use by the current tenant through July 1, 2024.

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

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP). Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.

REAL ESTATE TAXES & INCOME: The 2023 calendar year taxes due and payable in 2024 shall be paid by Seller. Seller shall credit Buyer for said 2023 taxes based on the most recent tax figures available. Buyer is responsible for 2024 and all subsequent taxes. All 2023 farm income shall be retained by the Seller and all 2023 farm expenses shall be the responsibility of the Seller. All 2024 farm expenses shall be the responsibility of the Buyer and all 2024 income shall be retained by Buyer.

SURVEY: At the Seller's option, the 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 the transfer of merchantable title.

MINERAL RIGHTS: The sale shall include any and all mineral rights owned by the Seller, if any.

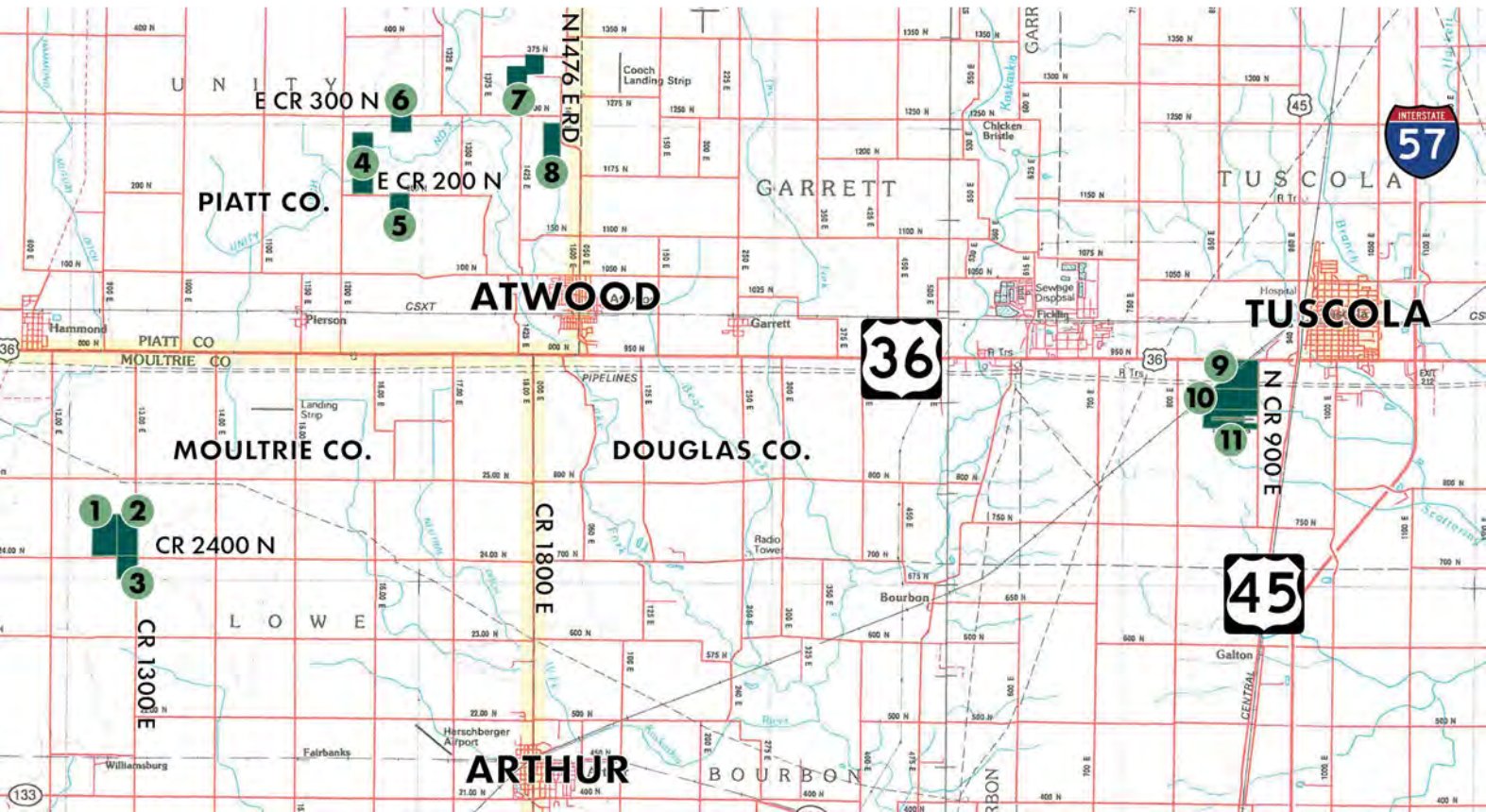
ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

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: Ware Farms Inc.



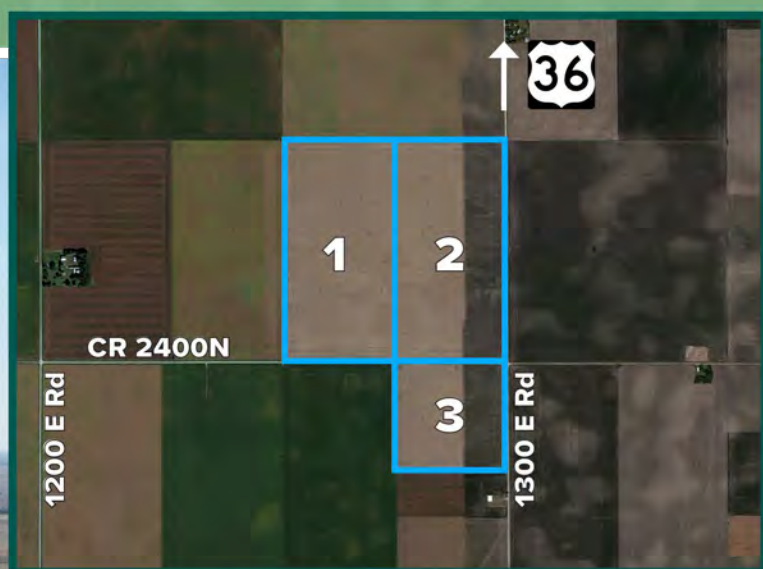


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This High-Quality farmland located in central Illinois offers excellent soils. This is a rare investment opportunity to own a large amount of farmland acreage. The property contains 860.63 total acres and 823.75 FSA DCP Cropland Acres. This property is 95% tillable!



Moultrie County

Tract	Acres (±)	Effective DCP Cropland Acres	PI	CRP Acres
1	81	80.84	139.0	-
2	81	80.84	137.1	-
3	41	39.91	137.7	-
Total	203	201.59		

* FSA Effective DCP Cropland acres, CRP acres and CRP payment divisions have been estimated. FSA reconstitution will determine allocated acres.
 * Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.

Tracts 1-3



Tract 4



Tract 5



Tract 6

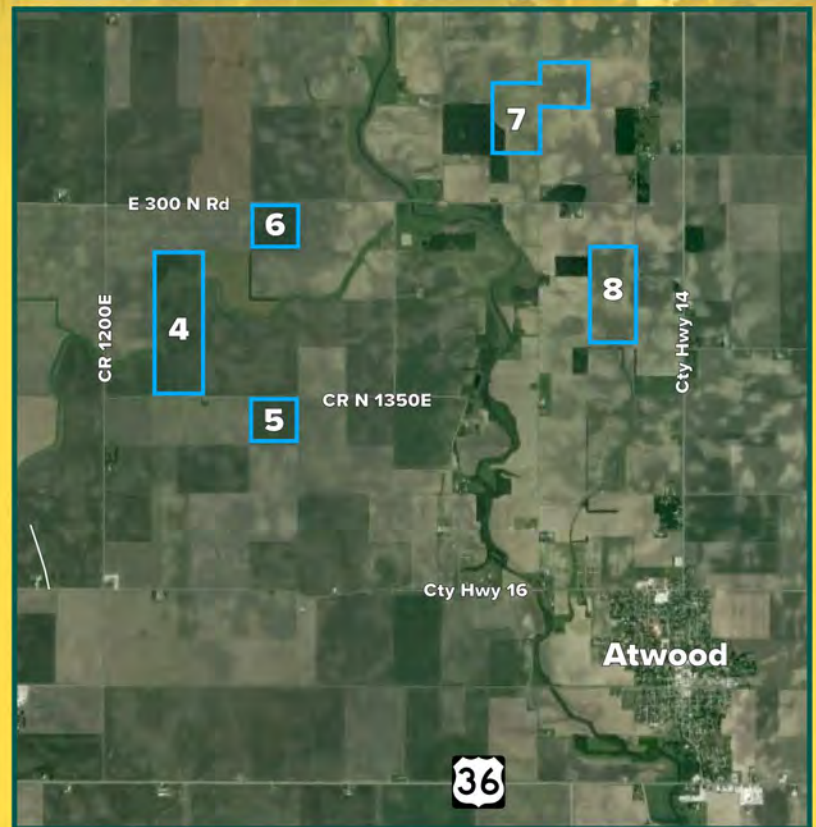


Tract 7



Tract 8

Piatt County

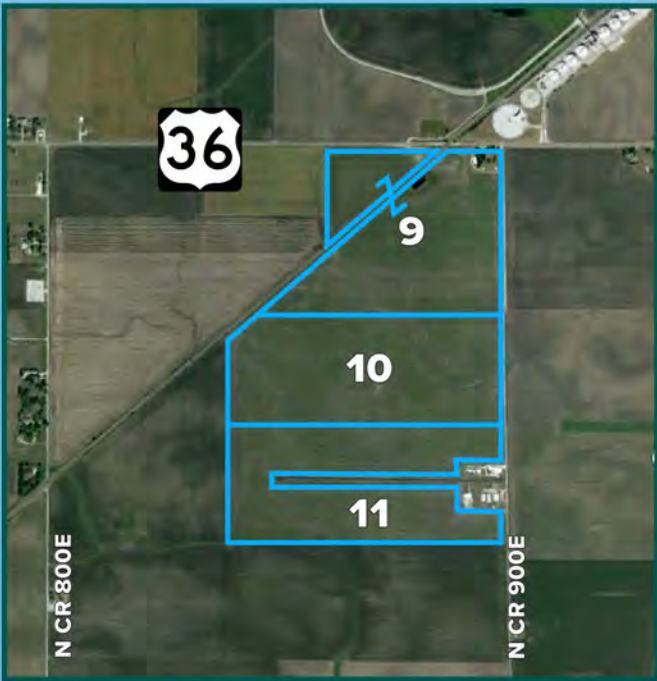


Tract	Acres (±)	Effective DCP Cropland Acres	PI	CRP Acres
4	120	102.93	138.4	13.2
5	40	39.52	136.9	-
6	40	39.98	137.2	-
7	102	92.31	128.4	-
8	85	85.03	130.3	-
Total	387	359.77		

* FSA Effective DCP Cropland acres, CRP acres and CRP payment divisions have been estimated. FSA reconstitution will determine allocated acres.
 * Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.

Tract	Acres (±)	Effective DCP Cropland Acres	PI	CRP Acres
9	86	79.90	139.7	-
10	100	100.00	139.1	-
11	84	82.50	137.9	1.52
Total	270	262.40		1.52

* FSA Effective DCP Cropland acres, CRP acres and CRP payment divisions have been estimated. FSA reconstitution will determine allocated acres.
 * Taxable acres have been estimated for some tracts. The assessor's office will determine final split of taxable acres.



Douglas County

Tracts 9-11



Complete Auction Details,
Virtual Tours & Photos at
www.MurrayWiseAssociates.com



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Murray Wise
ASSOCIATES LLC

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AUCTIONEER:

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SALE MANAGERS:

Eric Sarff #471.020806

Elizabeth Strom #471.021846



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High Quality Soils
Great Investment Opportunity

All within 15 miles of Interstate 57



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