



# FARMLAND AUCTION

HENRY COUNTY, ILLINOIS

## 80± ACRES

**WED, OCTOBER 30TH AT 10AM CDT**  
**VIRTUAL LIVE AUCTION - ONLINE ONLY**



**Murray Wise**  
ASSOCIATES LLC

[MurrayWiseAssociates.com](http://MurrayWiseAssociates.com)  
800-607-6888 | [liz@mwallc.com](mailto:liz@mwallc.com)

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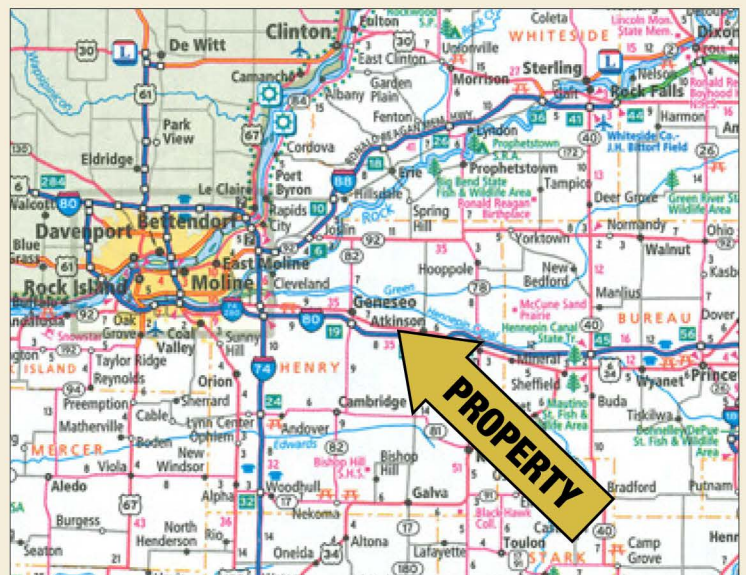
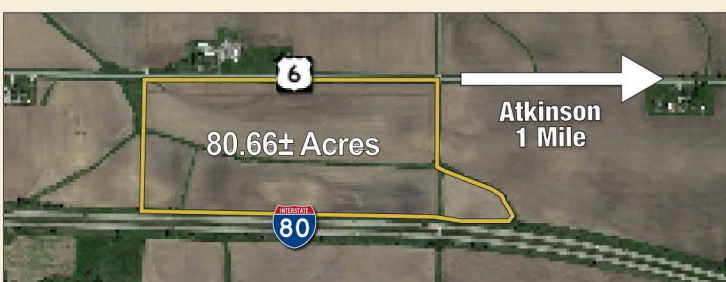
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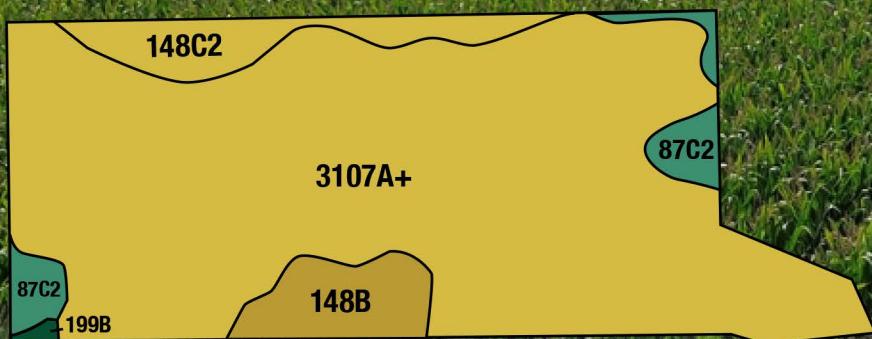
REGISTRATION DUE BY OCTOBER 29TH AT NOON

## 80± ACRES OF Prime Henry County Farmland



#### THIS PROPERTY IS LOCATED:

- In close proximity to Interstate 80 and Interstate 74
- 1 mile west of Atkinson, Illinois on US Route 6
- In Section 33 of Atkinson Township, Henry County, IL



| Legend           | Code   | Soil Description                                             | Acres | % of Field | Productivity Index |
|------------------|--------|--------------------------------------------------------------|-------|------------|--------------------|
|                  | 3107A+ | Sawmill silt loam, 0-2% slopes, frequently flooded, overwash | 66.16 | 82%        | 126                |
|                  | 148C2  | Proctor silt loam, 5-10% slopes, eroded                      | 5.46  | 6.8%       | 126                |
|                  | 148C2  | Proctor silt loam, 2-5% slopes                               | 4.78  | 5.9%       | 132                |
|                  | 87C2   | Dickinson sandy loam, 5-10% slopes, eroded                   | 3.94  | 4.9%       | 96                 |
|                  | 199B   | Plano silt loam, 2-5% slopes                                 | .32   | 0.4%       | 141                |
| Weighted Average |        |                                                              |       |            | 125                |

## 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 round of bidding will purchase the tract for their high bid. Bidding and livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com). Bidding will be on a dollars per acre basis. The final price per acre will be high bid multiplied by surveyed acreage.

**REGISTRATION:** All bidders are required to register at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com) on or before Noon CDT on Tuesday, October 29, 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:** Seller reserves the right to accept or reject any and all bids. The successful high bidder will enter into a purchase agreement in DocuSign immediately.

**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 December 3, 2024.

**POSSESSION:** Possession will be given at closing subject to the existing farm lease expiring February 28th 2025.

**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 all 2025 farm expenses shall be the responsibility of the Buyer.

**REAL ESTATE TAXES & ASSESSMENTS:** The 2024 calendar year taxes due and payable in 2025 shall be paid by the 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:** A survey was previously on the farm and shows an acreage of 80.66. This survey is available to review in the Information Book available on [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com).

**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:** Drew Murphy, Wade Murphy and Collin Murphy



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**Murray Wise**  
ASSOCIATES LLC

1605 S. State Street, Suite 110  
Champaign, Illinois 61820

**Auctioneer:**

Robert Warmbir #441.002377 #471.021140

**Sale Managers:**

Elizabeth Strom # 471.021846, #441.002523

Kyle Worner #475.2105107



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