

263± Acres · STEPHENSON COUNTY, IL

FARMLAND AUCTION

NOVEMBER 7TH AT 10AM CT

In-Person and Online

**AUCTION HELD AT: Stephenson County Farm Bureau
210 W Spring Street, Freeport, IL 61032**



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
800-607-6888 | liz@mwallc.com

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210 W SPRING STREET, FREEPORT, IL 61032**



Farmland Directions

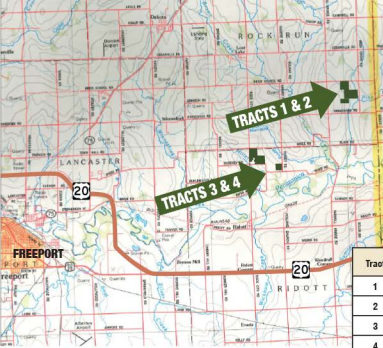
TRACTS 1 & 2: Travel east of Freeport for approximately 9 miles on US Route 20, turn north on South Farewell Bridge Road, continue for 5 miles and the farm will be on the east side of the road.

**263±
ACRES**

*Stephenson County
Farmland*

Located Near
**FREEPORT, IL
&
US ROUTE 20**





Tract	Surveyed Acres	FSA Effective DCP Acres*	Productivity Index
1	104.399	94.38	116.1
2	20.007	18	114.9
3	112.031	108.21	114.5
4	26.977	26.69	112.4
Total	263.414	247.28	



TRACTS 3 & 4: Travel east of Freeport for approximately 7 miles on US Route 20, turn north on North Rock City Road, continue for 3 miles and tract 3 will be on the east side of the road. To view tract 4, turn east on East Shockey Road, travel for .75 miles and turn east at the intersection of East River road, travel for .5 miles and turn north at the intersection of North Kinney Road, the farm will be on the west side of the road.

*FSA acres are estimated, the reconstitution done by FSA will result in the final FSA acres.

ONLINE REGISTRATION DUE BY NOVEMBER 6TH AT NOON

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



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

Auctioneer:

Robert Warmbir #441.002377 #471.021140

Sale Managers:

Elizabeth Strom #471.021846, #441.002523

Ross Perkins #471.021587

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AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 4 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, all the remaining tracts will be offered with another round of bidding. This process will repeat until all the parcels have been chosen by a high bidder. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis. Final purchase prices will be calculated by multiplying surveyed acreage by the high bid amounts for the respective tracts.

ONLINE REGISTRATION: Online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Wednesday, November 6, 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(s) will enter into a purchase agreement 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 within 24 hours of the close of the auction from the winning bidder(s) and shall be made via 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 December 3, 2024.

POSSESSION: Possession will be given at closing subject to the existing farm lease expiring November 30, 2024.

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 has been completed for all tracts. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information.

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: Phil Hayunga Living Trust

ATTORNEY: David D. Shackley of Shackley and Cox, LLC, Freeport, IL

