



CHAMPAIGN CO. ILLINOIS

FARMLAND AUCTION

IN-PERSON & ONLINE | WED. NOV. 13TH AT 10AM CT



87[±]
ACRES

OFFERED IN
2 TRACTS



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
217-398-6400
Ross.perkins@mwallc.com

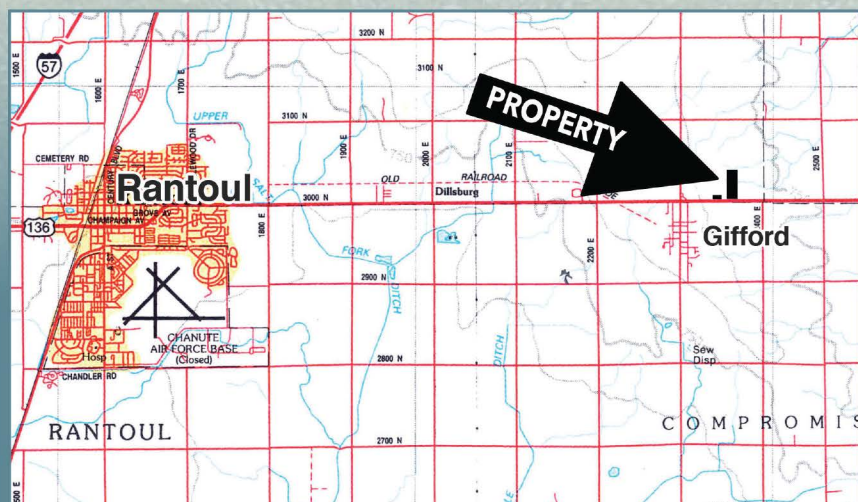


CHAMPAIGN CO. ILLINOIS FARMLAND AUCTION

IN-PERSON & ONLINE | WED. NOV. 13TH AT 10AM CT

Auction Location, Date, Time:
Wednesday, November 13th at 10AM CT
German Fall Festival Building
101 S. Main St. Gifford, IL 61847

To register for online bidding,
visit www.MurrayWiseAssociates.com
or contact us at (217) 398-6400 or
layna.spratt@mwallc.com



Online Registration Due by November 12th at Noon

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or contact us at (217) 398-6400 or layna.spratt@mwallc.com

**Located in Section 36 of
Harwood Township,
Champaign County, Illinois.**

PROPERTY INFORMATION

Quality Champaign County land, just
east of Gifford, IL on US Route 136.

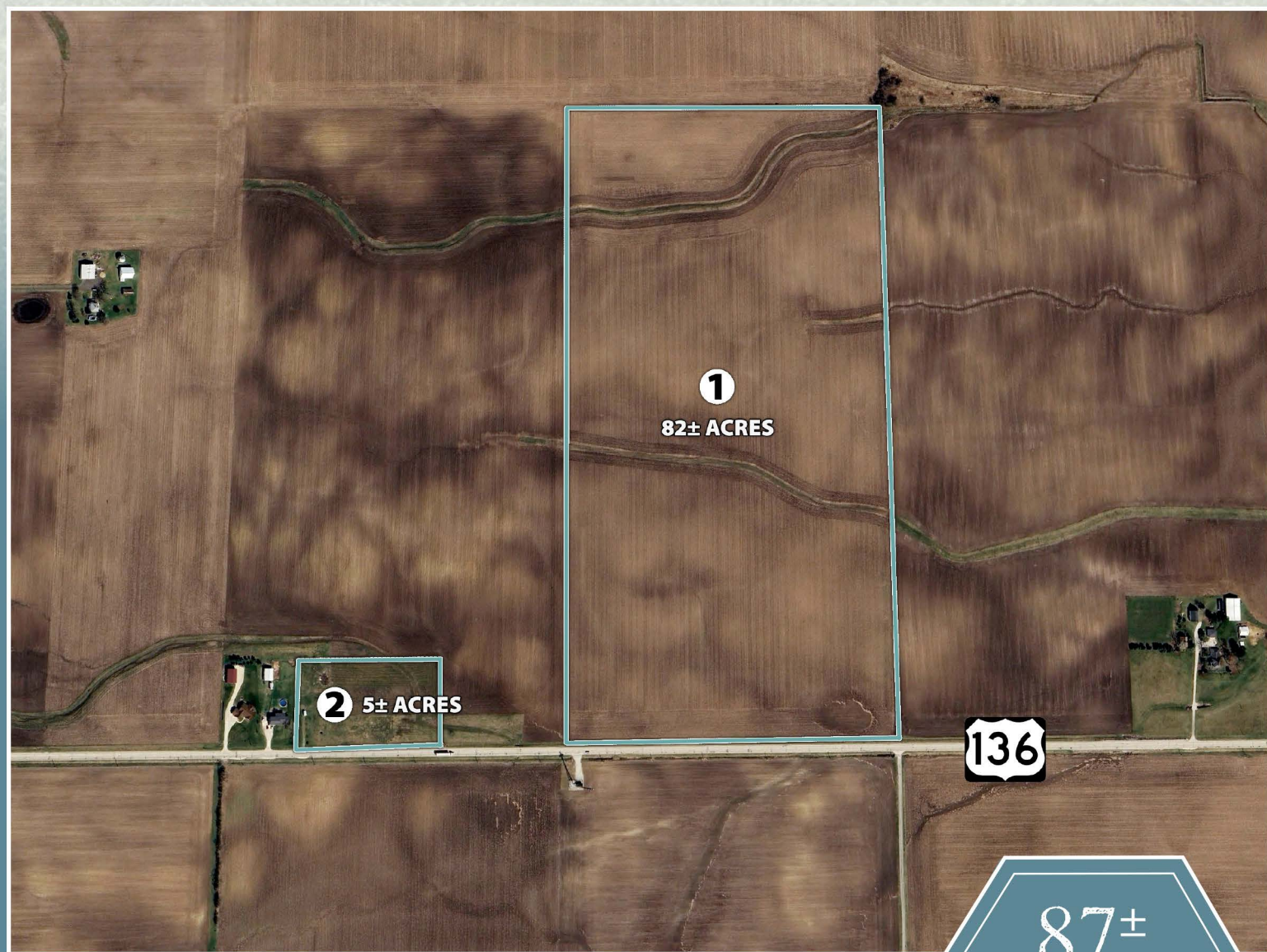
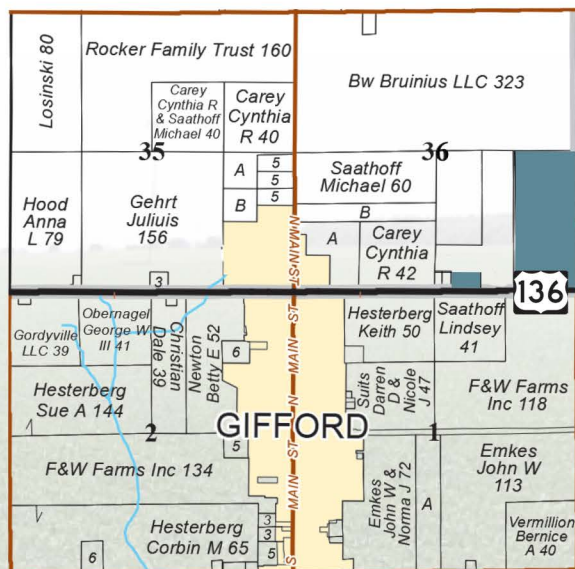
Tract 1: 81.993± acres

Tract 2: 5.00± acres

Tract 1: The weighted productivity Index is 120.4, primary soil types are Ashkum silty clay loam and Elliott silty clay loam. FSA cropland acres are 79.48. This tract includes a 1.57 acre CRP waterway paying \$467, expiring 9/30/2027.

Tract 2: The weighted productivity Index is 125, primarily Ashkum silty clay loam and Elliott silty clay loam. This tract also features a water well.

Located 1 mile east of Gifford, Illinois on US Route 136



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

Auctioneer:

Robert Warmbir #441.002377, #471.021140

Sale Managers:

Eric Sarff #471.020806, #441.001632

Ross Perkins #471.021587

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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in two individual tracts in two separate rounds of bidding. In Round 1, bids will only be taken on Auction Tract 1 and in Round 2, bids will only be taken on Auction Tract 2. The tracts will not be able to be combined and bid on as a single unit. 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: All online bidders are required to register at **www.MurrayWiseAssociates.com** on or before Noon CT on Tuesday, November 12, 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 13, 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.

CRP: A portion of Tract 1 is enrolled in the Conservation Reserve Program (CRP) with an annual payment of \$467 on 1.57 acres. The current contract expires September 30, 2027. Seller shall transfer all rights and obligations of that contract to the buyer. Call for details on the contract terms.

INCOME: Seller shall retain the 2024 cash rent and CRP income and be responsible for all the farm expenses. Buyer will receive all 2025 income and expenses shall be the responsibility of the Buyer.

LEASE: The lease is open for the 2025 crop year.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by 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 both tracts. Visit MurrayWiseAssociates.com to download the Information Book for the survey and additional information. No additional survey work will be completed by the Seller.

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

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: Anna M. Duitsman Family Protection Trust (Tract 1) and Marc Duitsman (Tract 2)

ATTORNEY: Thorpe Facer of Facer Law Office, Urbana, IL