

**CHAMPAIGN COUNTY, ILLINOIS**

# **FARMLAND AUCTION**

**63±  
ACRES  
IN 2 TRACTS**



**BIDDING ONLINE AT  
MURRAYWISEASSOCIATES.COM**

**OPENS • WEDNESDAY, FEBRUARY 10 AT 10AM CST  
CONCLUDES • THURSDAY, FEBRUARY 11 AT 2PM CST**



**Murray Wise  
ASSOCIATES LLC**

**FOR DETAILS, VISIT  
MURRAYWISEASSOCIATES.COM  
OR CALL 217-398-6400**



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## PROPERTY INFORMATION

**TRACT 1:** 40 +/- Acres of high-quality Champaign County farmland. Primary soil types are Drummer silty clay loam, Pella silt loam and Flanagan silt loam and the weighted average PI is approximately 140.8.

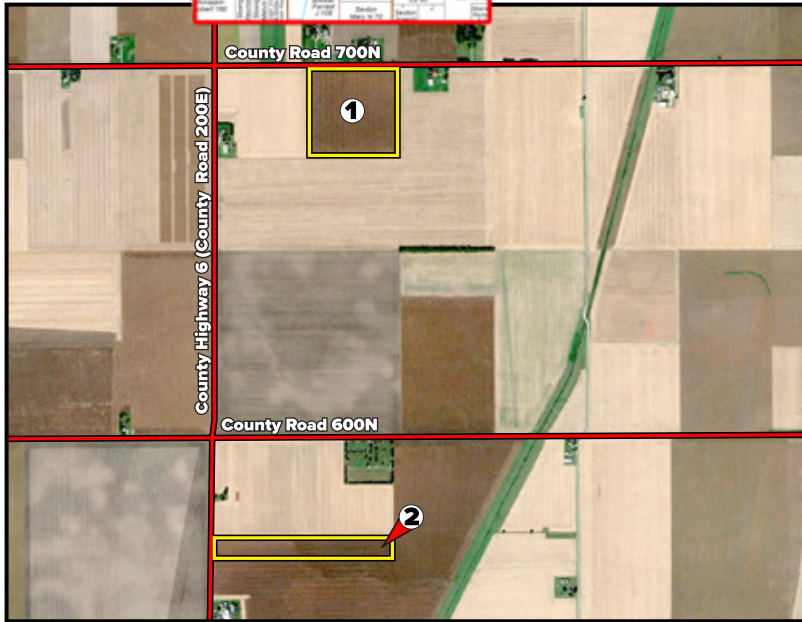
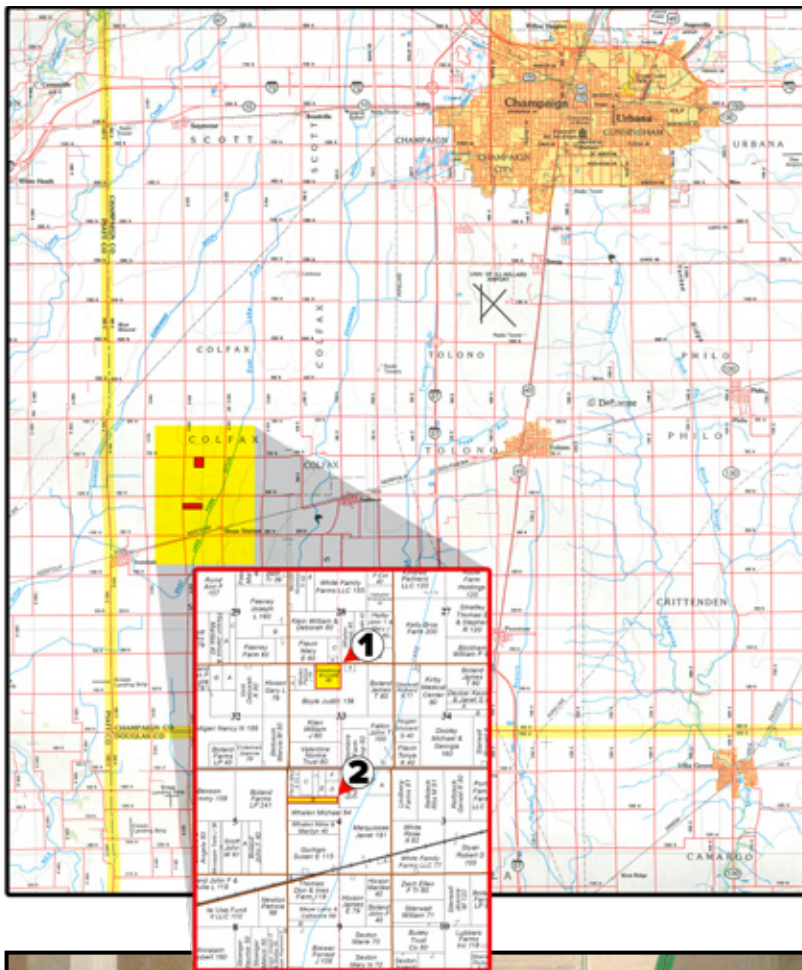
**TRACT 2:** 23 +/- Acres of Class A soils and road frontage along County Highway 6/County Road 200E. Primary soil types are Drummer silty clay loam and Flanagan silt loam and the weighted average PI is approximately 144.

## DIRECTIONS

From the east side of Ivesdale, take County Highway 17 east 1.5 miles to County Highway 6 (County Road 200E) and turn left/north. Follow County Highway 6 for 0.75 miles and Tract 2 will be on your right. To reach Tract 1, continue north on County Highway 6 from Tract 2 for 1.25 miles to County Road 700N and turn right/east. Travel 0.25 miles and Tract 1 will be on your right.

Tract	Acres ±	Tillable ±
1	40	39.32
2	23	22.89





Located in Section 4 of T.17N R.7E & Section 33 of T.18N R.7E

## AUCTION TERMS & CONDITIONS

**PROCEDURE:** The property will be offered in two individual tracts. The property is available for online bid only at [www.murraywiseassociates.com](http://www.murraywiseassociates.com) beginning Wednesday, February 10th, 2021 at 10:00AM CST. If a bidder wants to purchase both tracts, he/she will need to be the high bidder on both individual tracts at the conclusion of the auction.

**REGISTRATION:** To register to bid online visit [www.murraywiseassociates.com](http://www.murraywiseassociates.com). Once the online application is filled out it will be automatically sent to Murray Wise Associates 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:** Bidding ends Thursday, February 11th, 2021 at 2:00PM CST with a "soft close", meaning that a high bid placed on a tract within the final 3 minutes of bidding will extend bidding for an additional 3 minutes on that 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(s) 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, February 12th, 2021 (faxed to (217) 352-9381 or scanned and emailed to [harrison@mwalc.com](mailto:harrison@mwalc.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.

**2021 LEASE & RENT:** The farm is leased for the 2021 crop year and all income from the 2021 crop year will belong to the Seller and/or their tenant. The Seller will credit the buyer(s) \$325 per FSA tillable acre per tract at closing. Seller shall provide to Buyer at closing written evidence of the termination of the current farm lease effective at the end of the 2021 crop year.

**POSSESSION:** Possession will be given at closing, subject to the rights of the current tenant under the 2021 crop lease.

**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. The 2021 calendar year taxes and beyond will be the responsibility of the buyer(s).

**SURVEY:** If the high bidder on Tract 2 is anyone other than the adjoining landowner to the south, the Seller will provide a boundary survey. No survey will be provided for Tract 1.

**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. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY ON THE AUCTION WEBSITE DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**AGENCY:** Murray Wise Associates LLC and its representatives are exclusive agents of the Seller.

**SELLER:** Mary L. Armstrong Estate



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**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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