

DOUGLAS COUNTY, ILLINOIS

FARMLAND AUCTION

**198±
ACRES
IN 3 TRACTS**

- **CLASS A SOILS**
- **FARM LEASE OPEN FOR 2021**
- **2 MILES EAST OF TUSCOLA OR 17 MILES SOUTH OF CHAMPAIGN**

WEDNESDAY, MARCH 10TH AT 10 AM

AUCTION LOCATION: BEST WESTERN PLUS ARCOLA



**Murray Wise
ASSOCIATES LLC**

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

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PROPERTY INFORMATION

Tract 1: 88.22± Acres of high-quality Douglas County farmland. Primary soil types are Flanagan silt loam and Drummer-Milford silty clay loams and the weighted average PI is approximately 141.4

Tract 2: 80.55± Acres featuring 100% Class A soils and a weighted average PI of approximately 140.2.

Tract 3: 29.46± Acres of highly productive land that would be ideal for a buyer seeking a smaller tract with highly productive soils. The weighted average PI is approximately 140.1

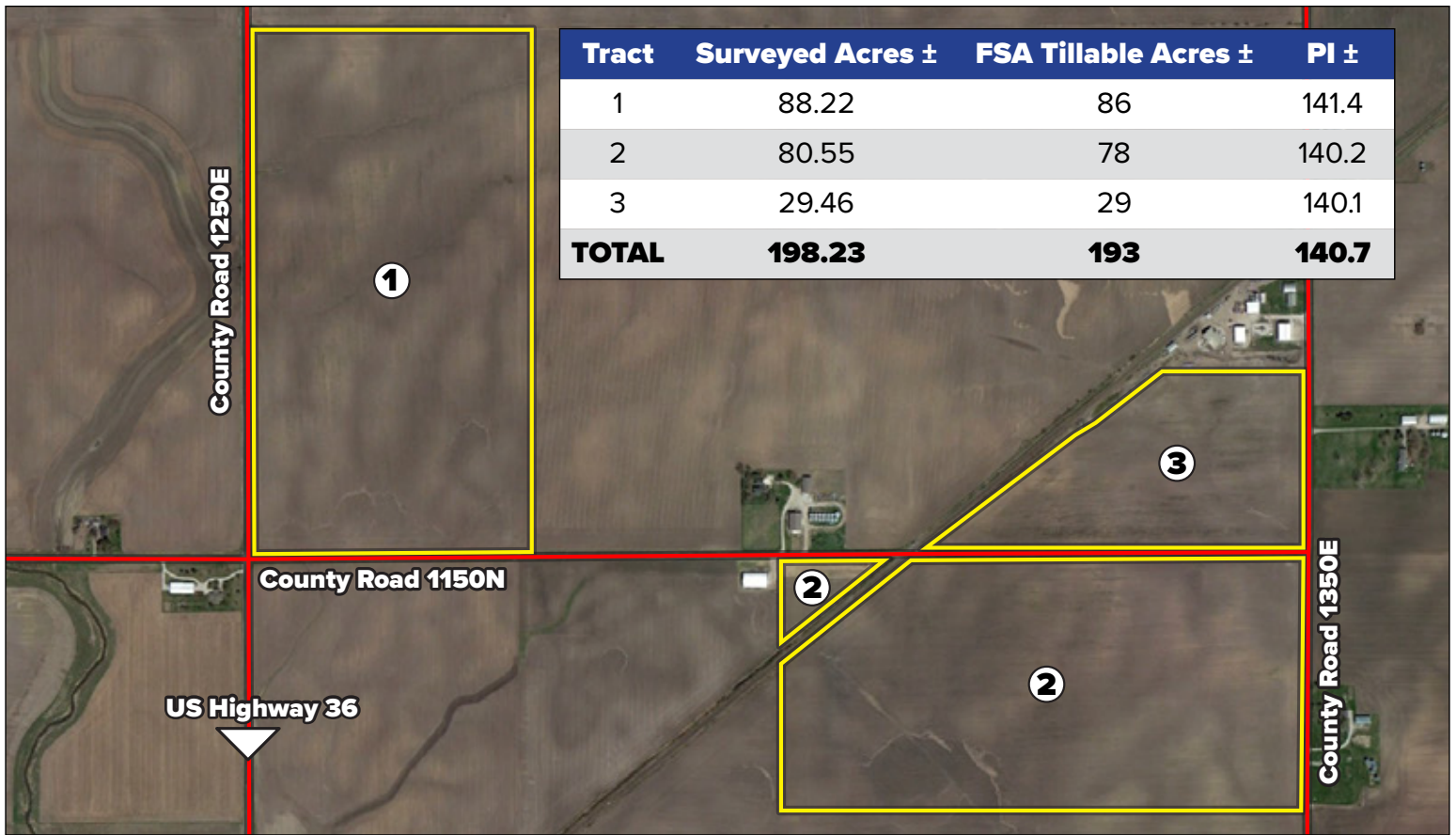
DIRECTIONS

To Property: From the intersection of Interstate 57 and US Highway 36 (Exit 212), travel east on US Highway 36 for 1.5 miles to County Road 1250E. Turn left/north, travel for 2 miles on County Road 1250E, and Tract 1 will begin at the NE corner of the intersection of County Road 1250E and County Road 1150N. Travel east on County Road 1150N for 0.5 miles to reach Tracts 2 & 3.

To Auction Site: Best Western Plus, 917 Green Mill Rd., Arcola, IL 61910. Approximately 0.5 miles east of Interstate 57 Exit 203 at Arcola.

COVID-19 NOTE: STATE OF ILLINOIS RULES REGARDING SOCIAL DISTANCING, MASKS, CROWD SIZE LIMITATIONS, ETC. WILL BE ENFORCED.





Tract	Surveyed Acres ±	FSA Tillable Acres ±	PI ±
1	88.22	86	141.4
2	80.55	78	140.2
3	29.46	29	140.1
TOTAL	198.23	193	140.7

Sections 19 & 30 of Tuscola Township (T:16N R:9E)

AUCTION TERMS & CONDITIONS

PROCEDURE: The property will be offered in 3 individual tracts, in any combination of tracts, or as a whole property. The property will be sold in the manner resulting in the highest total sale price. All bidding will be done on lump sum total dollars per tract.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). The down payment may be paid in the form of personal check, business check, or cashier's check. The balance of the contract purchase price is due in cash at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a purchase agreement at the auction site immediately following the close of bidding for presentation to the seller. Final bid prices are subject to approval or rejection by seller.

POSSESSION: Possession will be given at closing. Access to the property will be made available prior to closing in order to perform spring field work. Please contact the Auction Company for more information regarding early entry.

CLOSING: Closing shall occur 30 days following the date of the auction, or as soon as applicable closing documents are completed.

TITLE: Seller shall furnish the buyer at seller's expense an owner's policy of title insurance in the amount of the purchase price, and agrees to provide and execute a proper deed conveying merchantable title to the real estate to the buyer.

REAL ESTATE TAXES AND 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.

EASEMENTS: Sale of property is subject to any and all recorded or apparent easements.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the seller, if any.

SURVEY: Survey work has previously been done on the tracts and is available for review. Contact the Auction Company for

more information. No new survey work will be performed.

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

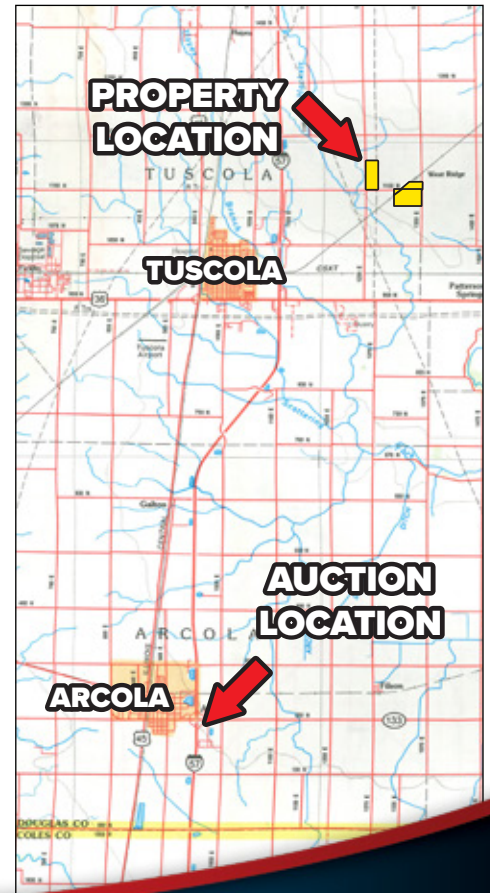
AGENCY: Murray Wise Associates is the exclusive agent of the seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. **ANNOUNCEMENTS MADE BY THE AUCTION COMPANY AT THE AUCTION PODIUM DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.** 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 the auction company. 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 the auction company. 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 auction and increments of bidding are at the direction and discretion of the auction company. The seller and auction company reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the auction company are final.

NEW DATA, CORRECTIONS AND CHANGES: Please arrive prior to scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Videotaping, flash photography, and/or public announcements will be allowed on auction day ONLY with prior approval from Murray Wise Associates.

Seller: HT Bell Farm Trust. Prospect Bank, Trustee



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