



**VIRTUAL LIVE-ONLINE FARMLAND AUCTION  
THURSDAY, JANUARY 15TH AT 10:00 AM  
281± ACRES IN 3 TRACTS IN CHAMPAIGN COUNTY, ILLINOIS**

Murray Wise Associates and Peoples Company welcomes you to bid YOUR price on the real estate offered at this auction.

**BIDDING PROCEDURES TO KEEP IN MIND:**

1. All bidding is open and public. You or your authorized representative must be registered and approved to bid.
2. The virtual live online only auction will begin on Thursday, January 15th, at 10:00 AM. The Property will be offered in a Virtual Online format in 3 individual tracts using the "Bidders Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase any of Tracts 1-3 individually or in any combination for their high bid. Should the high bidder not select all 3 tracts in the first round, the remaining tract(s) will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a high bidder. Bidding and livestream viewing will be available at [www.MurrayWiseAssociates.com](http://www.MurrayWiseAssociates.com). Bidding will be on a dollars per acre basis.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing. In addition, *YOUR BIDDING IS NOT CONDITIONAL UPON ANY BUYER OR LENDER INSPECTION*, so be certain you have completed your due diligence on the property prior to bidding.
4. Minimum bid increments are at the discretion of the Auctioneer.

**TERMS OF SALE OUTLINED:**

5. The Real Estate Purchase Contract is available for review on the Murray Wise Associates website. **It is the responsibility of each bidder to review this information prior to the start of the auction.** All successful high bidders will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. Final bid price is subject to approval or rejection by Seller. Upon the close of the auction the winning bidder(s) will sign the Contract to Purchase in DocuSign.
6. Bidding will be on a dollars per acre basis. The final sale price for each tract will be determined by multiplying the high bid by the acres below.

Acreage is as follows:

Tract 1: 125.85± acres

Tract 2: 80.00± acres

Tract 3: 75.19± acres

7. Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the close of the auction. The down payment will be paid in the form of wire transfer and held by Allied Capital Title.

We have read these announcements  
& agree to the Auction conditions.

Buyer\_\_\_\_\_Seller\_\_\_\_\_

8. The balance of the purchase price will be due at closing, which shall be held on or before February 17, 2026 or as soon as the title company will allow. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver full possession of the property to Buyer(s) at closing.
9. No new survey shall be provided unless Parcels 2 and 3 are purchased by separate Buyers. Should any survey indicate a difference between the actual acres and the number of acres advertised, the purchase price shall not be adjusted to reflect the surveyed acres.
10. Tract 1 includes a shed. The personal property in the shed is not included in the sale and will be removed prior to closing.
11. Seller shall furnish the Buyer(s), at Seller's expense, an Owner's Policy of Title Insurance in the amount of the purchase price within 45 days after closing and shall also provide a properly executed Trustee's Deed conveying the property to the Buyer(s) at closing.
12. The 2024 calendar year taxes due and payable in 2025 were paid by seller when due. Seller shall credit Buyer at closing for the 2025 calendar year taxes payable in 2026, based on the most recent ascertainable tax figures. Buyer is responsible for 2026 and all subsequent taxes.
13. All 2025 farm income will be retained by the Seller.
14. The sale of property shall include all mineral rights owned by the Seller, if any.
15. We will be taking a break in the first round of bidding to ensure there are no internet connection issues. Bidders should use the "Request a Break" phone number to request an additional break, if needed.
16. The Auction Company has made available on its website such documents as tax bills, Real Estate Purchase Contract, aerial photographs, drainage tile maps etc. **It is the responsibility of each bidder to review this information prior to the start of the auction.**
17. The real estate is being sold subject to these limitations: State and federal regulations, restrictions as to use or improvements of premises, any and all recorded or apparent easements, including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Purchase Contract.
18. The property is being sold on an "**AS IS, WHERE IS AND WITH ALL FAULTS**" basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company.
19. Murray Wise Associates, LLC and Peoples Company ("Auction Company") and its representatives are the exclusive agents of the Seller.

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Buyer\_\_\_\_\_Seller\_\_\_\_\_2

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER  
THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

Thank you for your interest in this property. If you have any questions, please feel free to contact one of our representatives.

**ONLINE BIDDING HELP LINE: 800-607-6888**

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