

McLean County, Illinois

98±
Acres **FARMLAND**

Virtual Live Auction – Online Only

JANUARY 30TH - 10AM CT



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com

800-607-6888

Ross.perkins@mwallc.com

McLean County, Illinois

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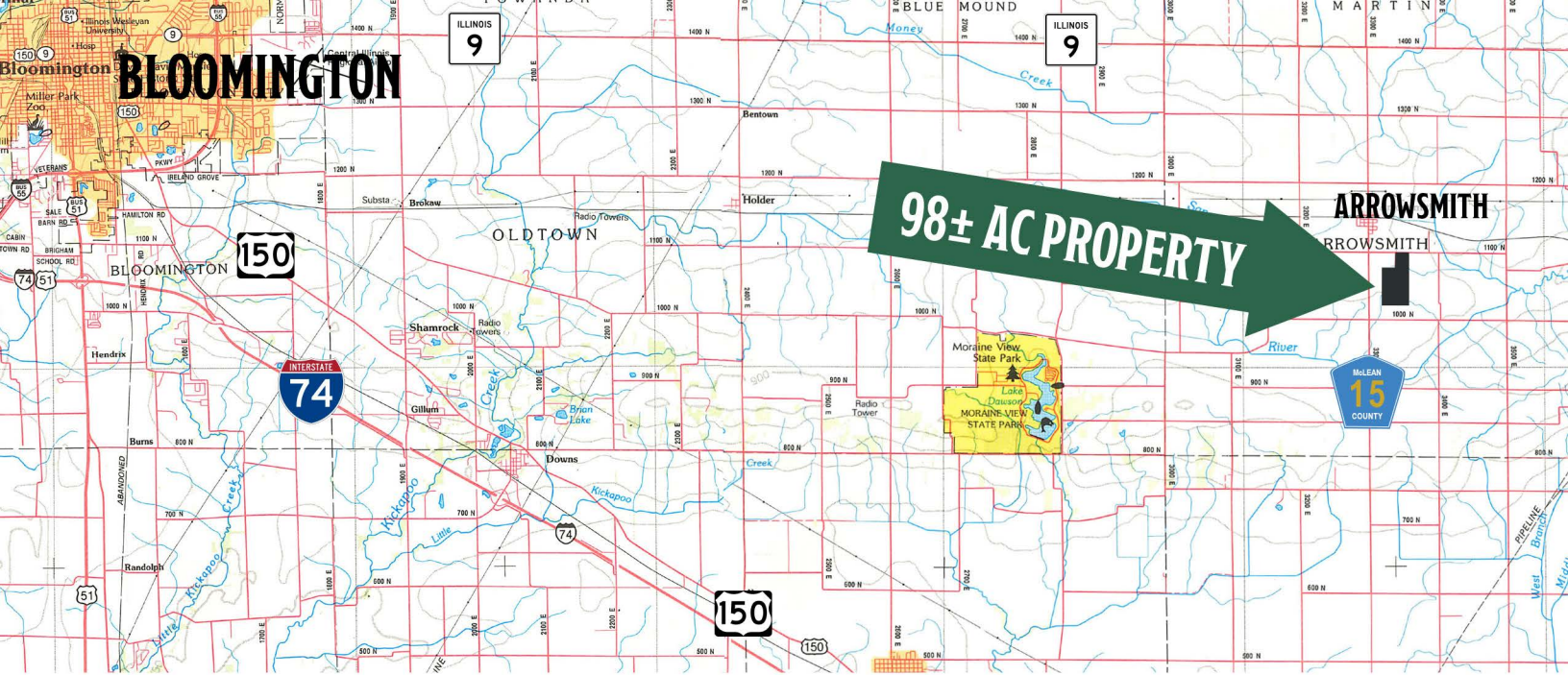
Registration Due By January 29th at Noon

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



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Property Directions

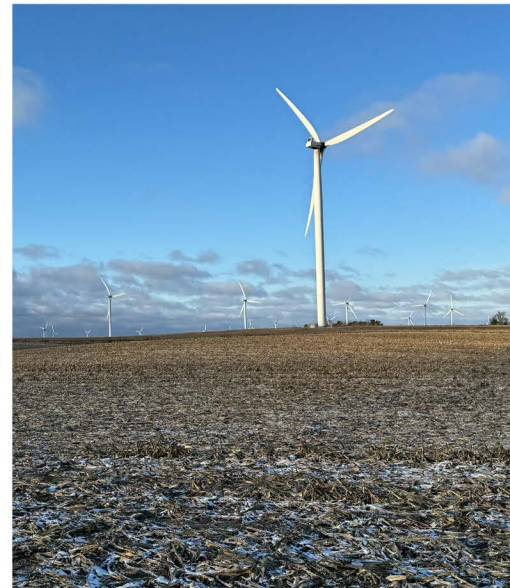
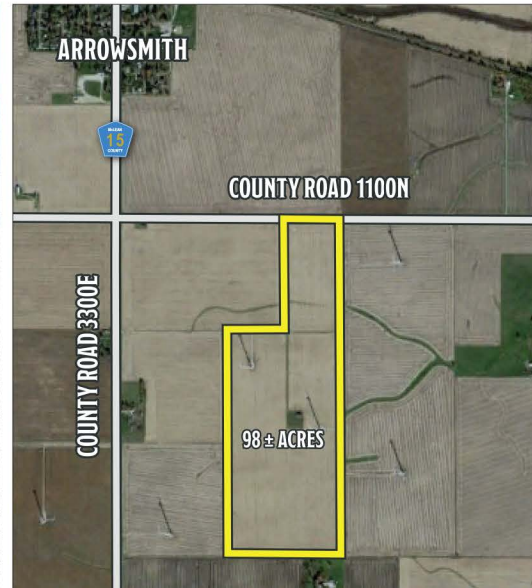
From the south end of Arrowsmith, travel 0.3 miles south on County Road 3300E (County Highway 15) to County Road 1100N. Turn left/east onto County Road 1100N, travel 0.4 miles and the farm will begin on your right/south.

Located in Section 22 of Arrowsmith Township, McLean County, Illinois.

Property Information

98± Acres of quality McLean County farmland, located 1/2 mile southeast of Arrowsmith or 15 miles east of Bloomington. The farm features two wind turbines and is also improved with an older pole building. For more information on the wind lease, contact auction company.

The weighted productivity Index is 127.9, primarily Wyanet silt loam, Saybrook silt loam and Drummer & Elpaso silty clay loams. FSA cropland acres are 97.68.



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

Auctioneer:

Robert Warmbir #441.00237, #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 a live virtual online auction format as a single tract. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis and the final purchase price will be calculated by multiplying the high bid by surveyed acreage.

REGISTRATION: ALL BIDDERS ARE REQUIRED TO REGISTER AT WWW.MURRAYWISEASSOCIATES.COM ON OR BEFORE NOON CT ON WEDNESDAY, JANUARY 29TH, 2025. 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 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. Upon the close of the auction the winning bidder will sign the purchase agreement in DocuSign.

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 shall be made via a wire transfer as a non-refundable deposit. 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 March 5, 2025.

POSSESSION: Possession will be given at closing.

WIND LEASE: The property includes a lease for two wind turbines. Seller shall transfer all rights and obligations of that lease to the Buyer at closing. Contact auction company for more details regarding the wind lease.

TITLE: Seller will provide a proper deed conveying merchantable title to the real estate to the successful buyer free and clear of liens.

INCOME & EXPENSES: Seller shall retain the 2024 income from both the farmland and the wind turbines and be responsible for all the 2024 farm expenses. Buyer will be responsible for all 2025 expenses and receive all 2025 farm and wind turbine income. Buyer to reimburse 2024 tenant at closing for prior fertilizer applied. Contact auction company for more reimbursement details.

REAL ESTATE TAXES & ASSESSMENTS: The 2024 calendar year taxes due and payable in 2025 shall be paid by Seller. Seller shall credit Buyer the 2024 calendar year taxes due in 2025 based on the most recent tax figures available. Buyer is responsible for 2025 and all subsequent taxes.

SURVEY: The Seller is in the process of having a survey completed and it will be available for bidders to review once it is finished.

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: Joy D. Stappenbeck Trust, Paula Sandersfeld, Trustee

