



Class A Soils
Excellent Investment Opportunity

Tuesday, November 4th at 10AM CT



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
800-607-6888
Ross.Perkins@mwallc.com



Virtual Live
Auction
Online Only

PROPERTY INFORMATION

Tract 1-3: High quality Class A soils located approximately 1 mile north of the IL Route 49 and IL Route 133 intersection. Predominant soil types are Drummer silty clay loam, Flanagan silt loam, Wingate silt loam and Toronto silt loam. Tract 2 features a 6,000 bushel grain bin and a 14,000 bushel grain bin.

Tract 4: 111± Acres consisting primarily of Drummer silty clay loam and Flanagan silt loam soils. The weighted average PI is approximately 141.2. This tract is located ½ mile north of US Route 136 on CR 1700E, just east of Chrisman.

TRACT	TOTAL ACRES (±)	TILLABLE ACRES (±)	SOIL PI (±)
1	111	109	138
2	160	153	136
3	91	88	144
4	111	109	141
TOTAL	473	459	140

BUYERS WILL BE PURCHASING THE FARMLAND BASED ON SURVEYED ACRES.
CONTACT AUCTION COMPANY FOR MORE INFORMATION.

Online Registration Due by November 3rd at Noon

To register for online bidding, visit

www.MurrayWiseAssociates.com

or contact us at (800) 607 - 6888 or layna.spratt@mwallc.com



EDGAR CO., IL
FARMLAND AUCTION
473[±] AC
IN 4 TRACTS



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**Tuesday,
Nov. 4th
at 10AM CT**

Tracts 1 - 3 located in Sections 14 & 15
of Embarrass Township, Edgar County,
Illinois. Tract 4 located in Section 36 of Ross
Township, Edgar County, Illinois.







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

Auctioneer:

Robert Warmbir #441.002377, #471.021140

Sale Managers:

Bill Hughes #471.014542

Ross Perkins #471.021587



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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 4 individual tracts. Tracts 1-3 will utilize the "Buyer's 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. 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 continue until all 3 tracts have been selected. Tract 4 will be offered separately following Tracts 1-3. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollars per acre basis. The final price per acre will be multiplied by surveyed acreages for each parcel.

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Monday, November 3rd, 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(s) will sign a purchase agreement in DocuSign, immediately following the close of bidding, before presentation to the Seller. Final bid price is subject to approval or rejection by Seller. Seller reserves the right to accept or reject any and all bids. If approved, Seller will sign the purchase agreement and a copy will be delivered to Buyer.

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 by wire transfer at closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

CLOSING: The closing for Tracts 1-3 shall take place on or before December 12, 2025. Tract 4 closing shall take place on or before January 9, 2026.

POSSESSION: Possession of the farmland will be given at closing, subject to the existing farm lease expiring February 28th, 2026. The lease is open for the 2026 crop year. Possession of the grain bins on Tract 2 will be given on July 1, 2026.

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

INCOME: All 2025 income will be retained by the Seller, and all 2025 farm expenses shall be the responsibility of the Seller.

REAL ESTATE TAXES & ASSESSMENTS: The 2025 calendar year taxes due and payable in 2026 shall be paid by Seller as a credit to Buyer based on the most recent tax figures available. Buyer is responsible for 2026 and all subsequent taxes.

SURVEY: There are existing individual surveys for Tracts 1 & 4. Tracts 2 and 3 are combined into one survey and are in the process of being split apart. Final surveys

and acreages for all four tracts will be provided in advance of auction day. Surveys will be available for review in the Information Book available for download at www.MurrayWiseAssociates.com.

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.

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

SELLER: Suzanne V. Peterson Revocable Trust, Barbara J. Voegel Revocable Trust, Kathryn Elizabeth Boetcher Trust, UTA.

ATTORNEY: Mr. Robert Anderson, Anderson Law Offices, Paris, IL

