

FARMLAND AUCTION

Tazewell County, Illinois

223[±] Acres



In-Person & Online Auction

November 20th
10:00am CT

Held at the Donseum Event Center
156 W State St. Manito, IL



Murray Wise
ASSOCIATES LLC

800.607.6888 | liz@mwallc.com



FARMLAND AUCTION

Tazewell County, Illinois

November 20th • 10am CT

223[±] Acres

AUCTION LOCATION, DATE, TIME:

Thursday, November 20th at 10AM CT

The Donseum Event Center: 156 W. State Street, Manito, IL 61546

In-Person and Online Auction

www.MurrayWiseAssociates.com

To register for online bidding, visit www.MurrayWiseAssociates.com

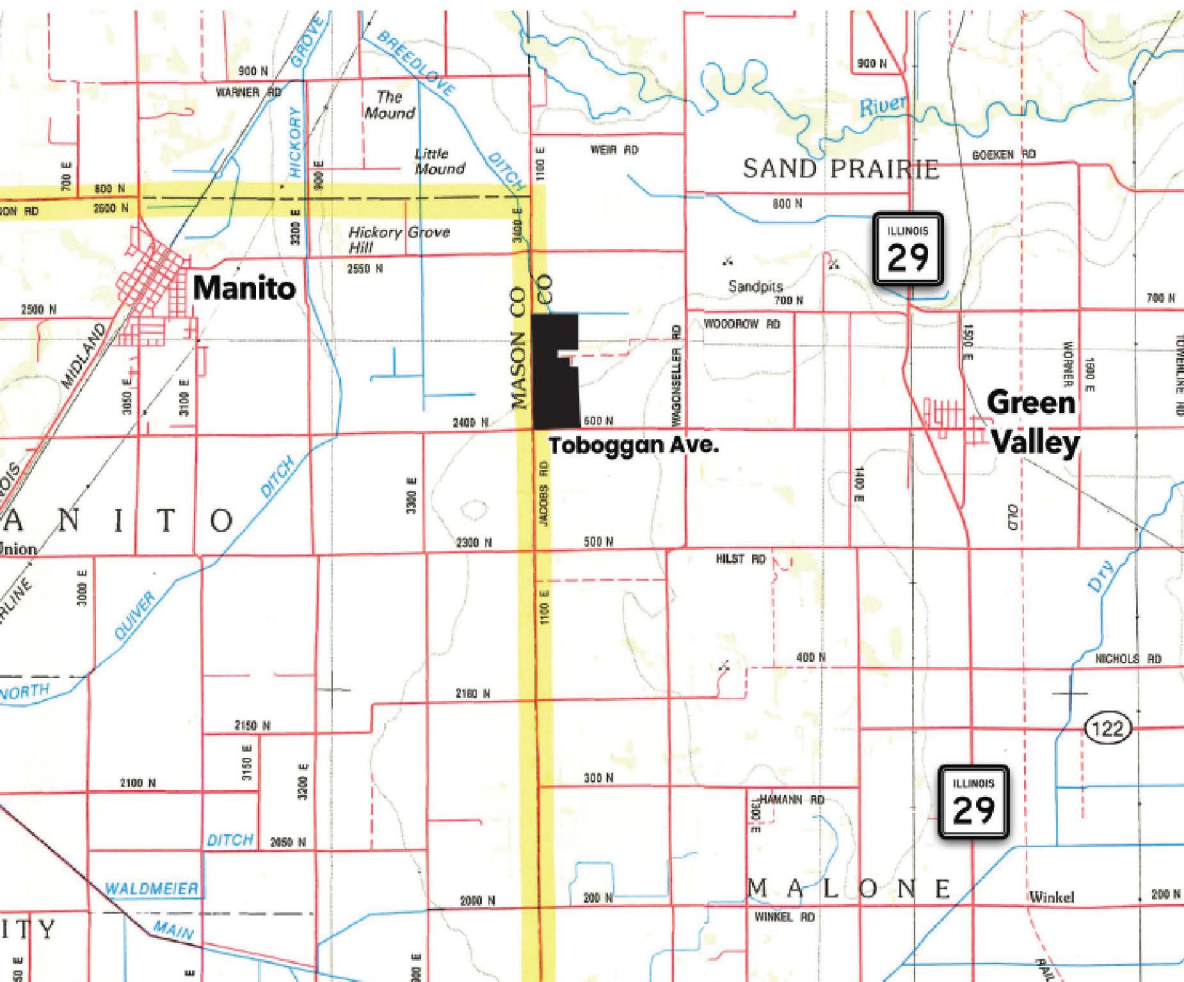
or contact us at (800) 607-6888 or layna.spratt@mwallc.com

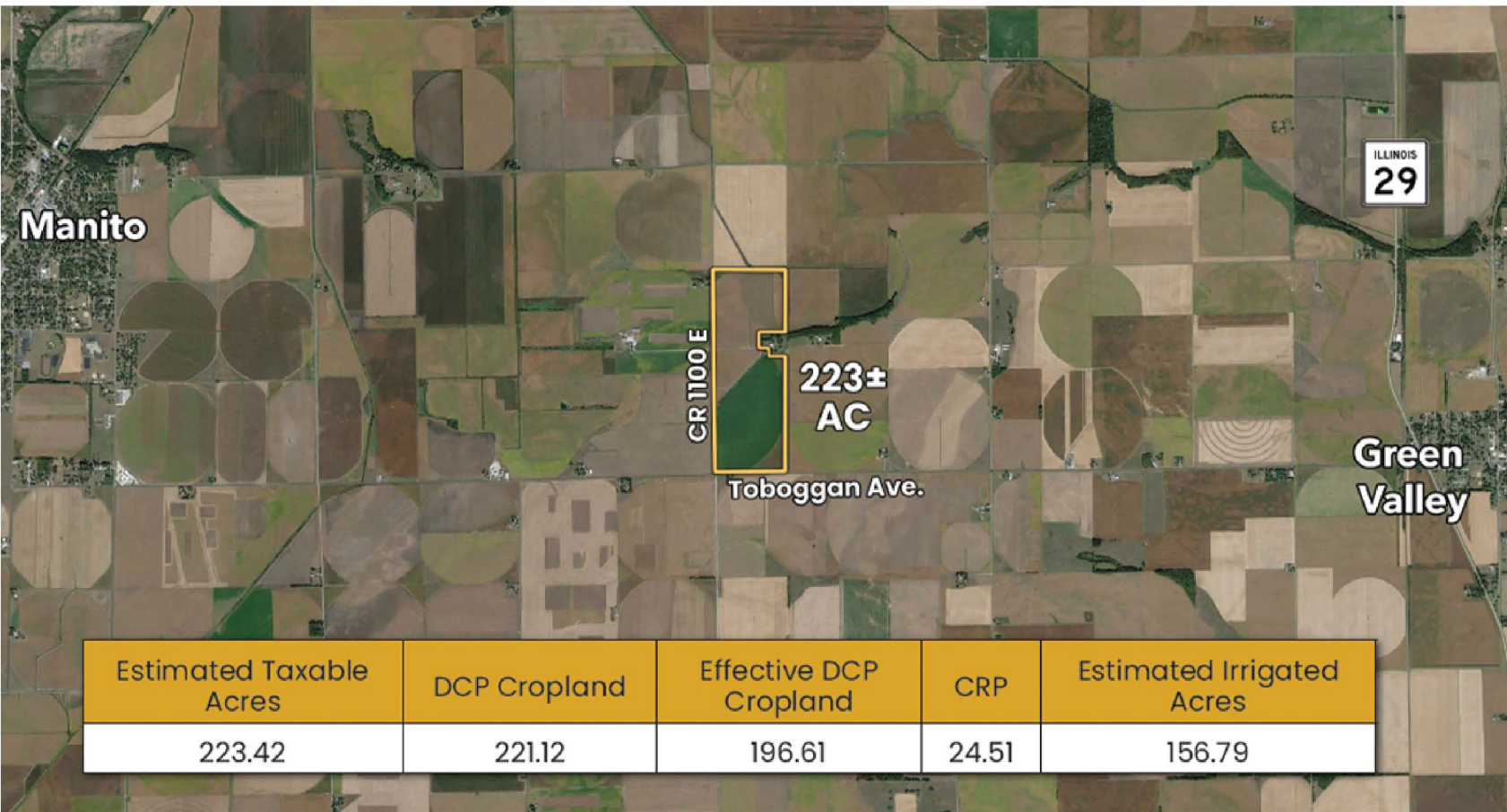


PROPERTY INFORMATION

223 +/- acres of quality farmland situated approximately 3 miles east of Manito and 3 miles west of Green Valley in Section 30 of Sand Prairie Township, Tazewell County, IL. The primary soil types are Dakota fine sandy loam and Palms muck and the weighted average productivity index is 108.3.

The property has historically been used for seed corn production. The farm is equipped with 2 center-pivot Zimmatic irrigation units; the north 7-tower pivot is approximately 950' and the south 9-tower pivot is approximately 1,750'. Both pivots run off of 1 shared well. The tract also includes 2 outbuildings and 3 grain bins. Additional information regarding the well, irrigation and outbuildings is available in the Information Book at www.MurrayWiseAssociates.com





Estimated Taxable Acres	DCP Cropland	Effective DCP Cropland	CRP	Estimated Irrigated Acres
223.42	221.12	196.61	24.51	156.79



ONLINE REGISTRATION DUE BY NOVEMBER 19TH AT NOON

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



Subject to a 20 ft easement on the lane extending from the excluded building site west to CR 1100E.

Ingress and egress 20-foot easement on the lane extending from the excluded building site west to CR 1100 E has been removed. Property is still subject to the utility easement referenced in the preliminary title commitment in the Information Book.



Murray Wise
ASSOCIATES LLC

MurrayWiseAssociates.com
800-607-6888 | Liz@mwallc.com



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

Auctioneer:

Robert Warmbir #441.002377, #471.021140

Sale Managers:

Elizabeth Strom #471.021846, #441.002523

Eric Sarff #471.020806, #441.001632



MurrayWiseAssociates.com
800-607-6888
Liz@mwallc.com



ONLINE REGISTRATION DUE BY NOVEMBER 19TH AT NOON

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



TAZEWELL COUNTY ILLINOIS FARMLAND AUCTION

AUCTION TERMS & CONDITIONS

PROCEDURE: This property will be offered in a single tract. 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 the estimated taxable acres of 223.42.

ONLINE REGISTRATION: All online bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Wednesday, November 19, 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.

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 and shall be made via a wire transfer. 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 January 8th, 2026.

POSSESSION: Possession will be given at closing, subject to the existing farm lease expiring February 28, 2026 and the current tenant's right to access the 3 grain bins and 2 machine sheds until July 1, 2026. Buyer will have the right to do fall operations after the 2025 crop has been harvested.

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

INCOME: Seller shall retain the 2025 cash rent income and be responsible for all the farm expenses. Buyer will receive all 2026 income and all 2026 farm expenses shall be the responsibility of the Buyer.

REAL ESTATE TAXES & ASSESSMENTS: The 2025 calendar year taxes due and payable in 2026 shall be paid by the Seller in the form of a credit at closing. The amount of the credit will be determined by using the most recent ascertainable tax figures available.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP) under two contracts. The contracts expire on September 30, 2035. Seller shall transfer all rights and obligations of the contracts to the buyer. Seller shall retain all CRP income for 2025. See the included table or contact auction company for more information on the CRP.

SURVEY: Seller will not be providing a survey for the property.

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: Nile R. Schumm

ATTORNEY: William H. Knuppel, Knuppel & Linder
124 West Market Street, Havana, IL 62644 • 309-543-2291