CHAMPAIGN CO. ILLINOIS

Virtual Live Auction Online Only

140+ PI

FARMLAND AUCTION

281± ACRES IN 3 TRACTS

THURSDAY, JANUARY 15TH AT 10AM CT

Murray Wise ASSOCIATES LLC

PEOPLES COMPANY INTEGRATED LAND SOLUTIONS

MurrayWiseAssociates.com
800.607.6888 | liz@mwallc.com

High Quality Farmland
Wonderful Investment Opportunity

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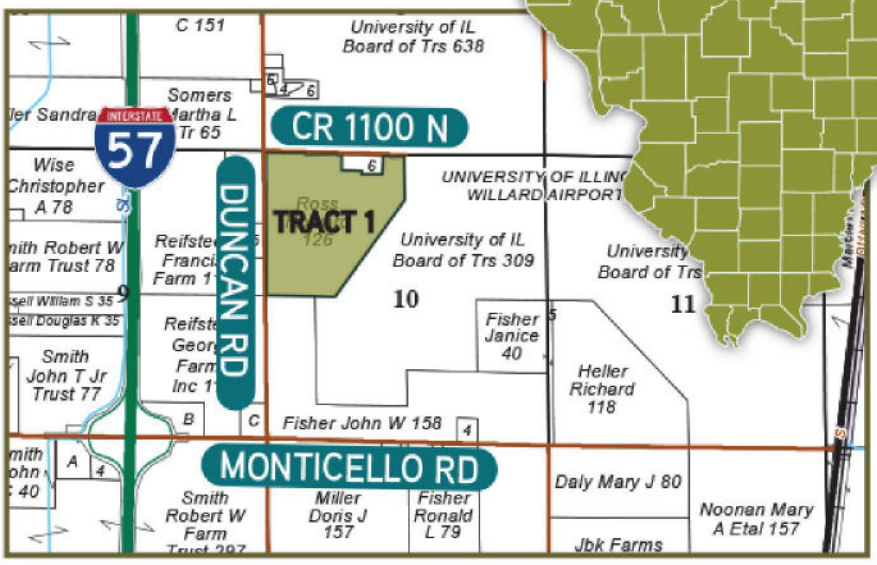
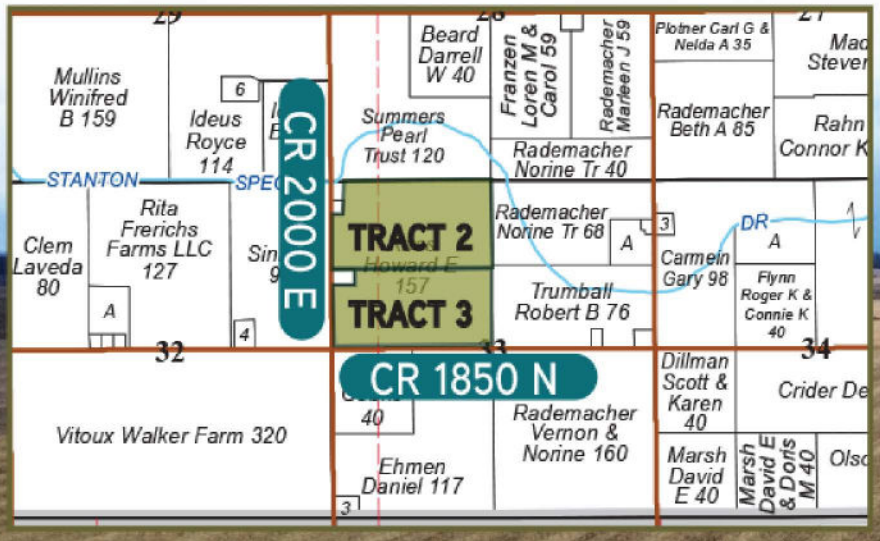




Tract 1: 126 ± Acres located on County Road 1100N just west of Willard Airport and consisting of Flanagan silt loam and Drummer silty clay loam. The weighted average productivity index is **140.1**. This property also includes a Morton shed.

Tract 2: 80 ± Acres consisting of Flanagan silt loam and Drummer silty clay loam, the weighted average productivity index is **143.5**. This tract features road frontage along County Road 2000.

Tract 3: 75 ± Acres consisting of Flanagan silt loam and Drummer silty clay loam, the weighted average productivity index is 141.6. This farm is located at the NE intersection of County Road 2000 E and County Road 1850 North.

Tracts 2 & 3 Nearly 100% tillable.

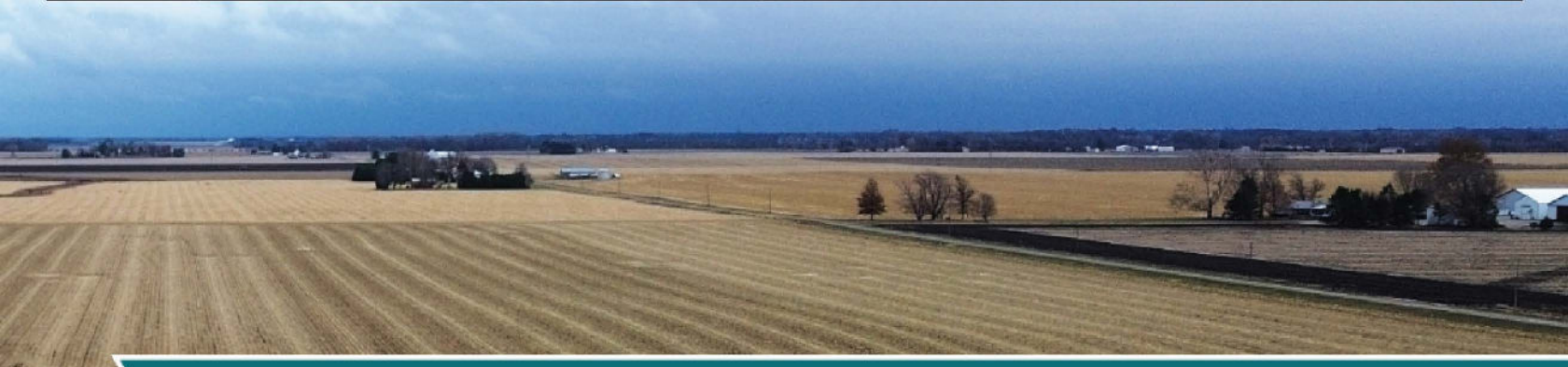
Located in Section 10 of Tolono Township (Tract 1) and Section 33 of Stanton Township (Tracts 2 & 3), Champaign County, Illinois.

LandReport 2022-2025 AMERICA'S BEST BROKERAGES

LandReport 2022-2025 AMERICA'S TOP AUCTION HOUSES

TRACT	ESTIMATED TAXABLE ACRES (±)*	FSA DCP CROPLAND ACRES (±)**	SOIL PI (±)
1	125.85	117.54	140.1
2	80.00	79.94	143.5
3	75.19	75.0	141.6
TOTAL	281.04	272.48	

*BUYERS WILL BE PURCHASING THE FARMLAND BASED ON ESTIMATED TAXABLE ACRES.
**FSA ACRES ARE ESTIMATED, FINAL RECONSTIUTION WILL BE COMPLETED BY FSA.



Online Registration Due by Wednesday, January 14th at Noon
To register for online bidding, visit **www.MurrayWiseAssociates.com**
or contact us at (800) 607 - 6888 or layna.spratt@mwallc.com

Murray Wise ASSOCIATES LLC

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

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

Auctioneer:
Jesse Meyer #475213408, #441002805
Sale Managers:
Elizabeth Strom #471.021846, #441.002523
Eric Sarff #471.020806, #441.001632

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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 3 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder at the conclusion of the first round of bidding can purchase any individual tract or any combination of tracts for their high bid. Should the high bidder not select all tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all of the tracts have been chosen by a high bidder. Bidding and livestream viewing will be available at www.MurrayWiseAssociates.com. Bidding will be on a dollar-per-acre basis. The final price per acre will be multiplied by the below acres for each parcel.

Tract 1: 125.85 taxable acres
Tract 2: 80.00 estimated taxable acres
Tract 3: 75.19 estimated taxable acres

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CT on Wednesday, January 14, 2026. 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 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. Seller reserves the right to accept or reject any and all bids. 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 February 17, 2026.

POSSESSION: The lease is open for the 2026 crop year.

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 2026 income will be the Buyers', and all 2026 farm expenses shall be the responsibility of the Buyer.

REAL ESTATE TAXES: 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.

SURVEY: 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.

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, Murray Wise Associates LLC or Peoples 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, Murray Wise Associates LLC or Peoples 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 final round of bidding and increments of bidding are at the direction and discretion of the seller's agent. The Seller, Murray Wise Associates LLC and Peoples Company 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, Peoples Company or anyone else if the internet service fails to work correctly before or during the auction.

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

SELLER: Howard E. Ross Revocable Living Trust

ATTORNEY: E. Phillips Knox, Tummelson Bryan & Knox, LLP, Urbana, IL, 217-367-2500