

BUREAU CO., IL

FARMLAND

AUCTION



Virtual Live
Auction
Online Only

Wonderful Investment Opportunity

Conveniently located on US Route 6 on the western edge of Wyanet

Located 4 +/- miles SE of the new Bartlett Grain facility located at I-80 and IL Route 40



211± ACRES

OFFERED
IN 2 TRACTS

WEDNESDAY, OCTOBER 29TH AT 10AM CT



Murray Wise
ASSOCIATES LLC

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



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PROPERTY INFORMATION

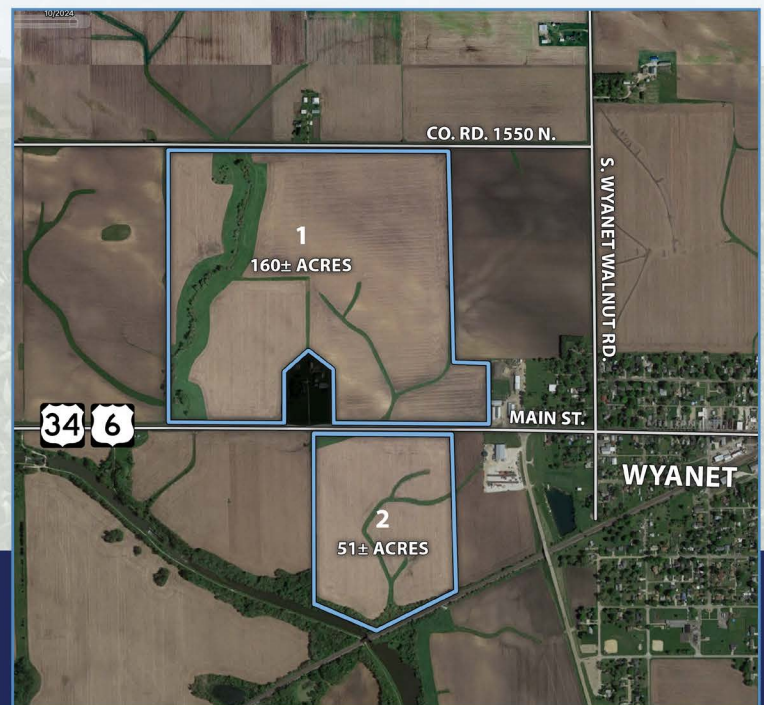
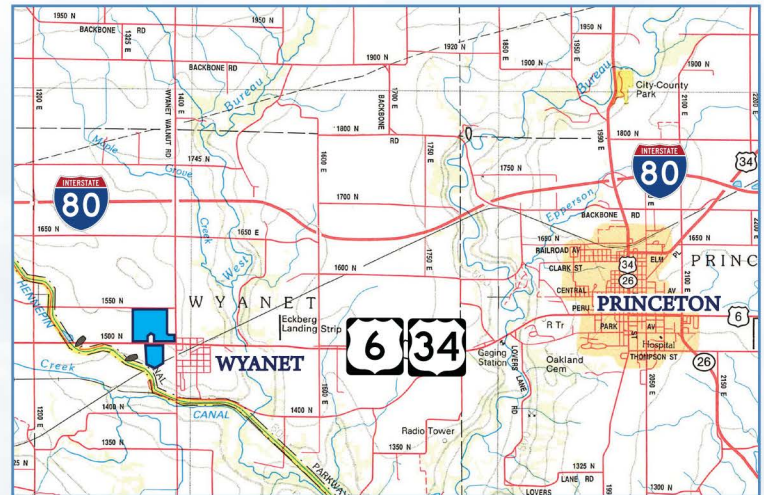
Tract 1: 160 ± Acres consisting of Elburn silt loam and Muscatine silt loam with US Route 6 frontage to the south and CR 1550N to the north. The weighted average PI is approximately 134. The east 5 acres are zoned as M2, General Manufacturing and is within the village limits. The house, barn and other improvements are not included in the auction.

Tract 2: 51 ± Acres consisting of Plano silt loam and Elburn silt loam. The weighted average PI is approximately 131. This tract features US Route 6 road frontage to the north and it also borders the Hennepin Canal to the south. This parcel is zoned as M1, Limited Manufacturing.

Located west of Wyanet on US Route 6.

Located in Sections 17 & 20 of Wyanet Township, Bureau County, Illinois.

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www.MurrayWiseAssociates.com



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Murray Wise
ASSOCIATES LLC

Online Registration Due by October 28th at Noon

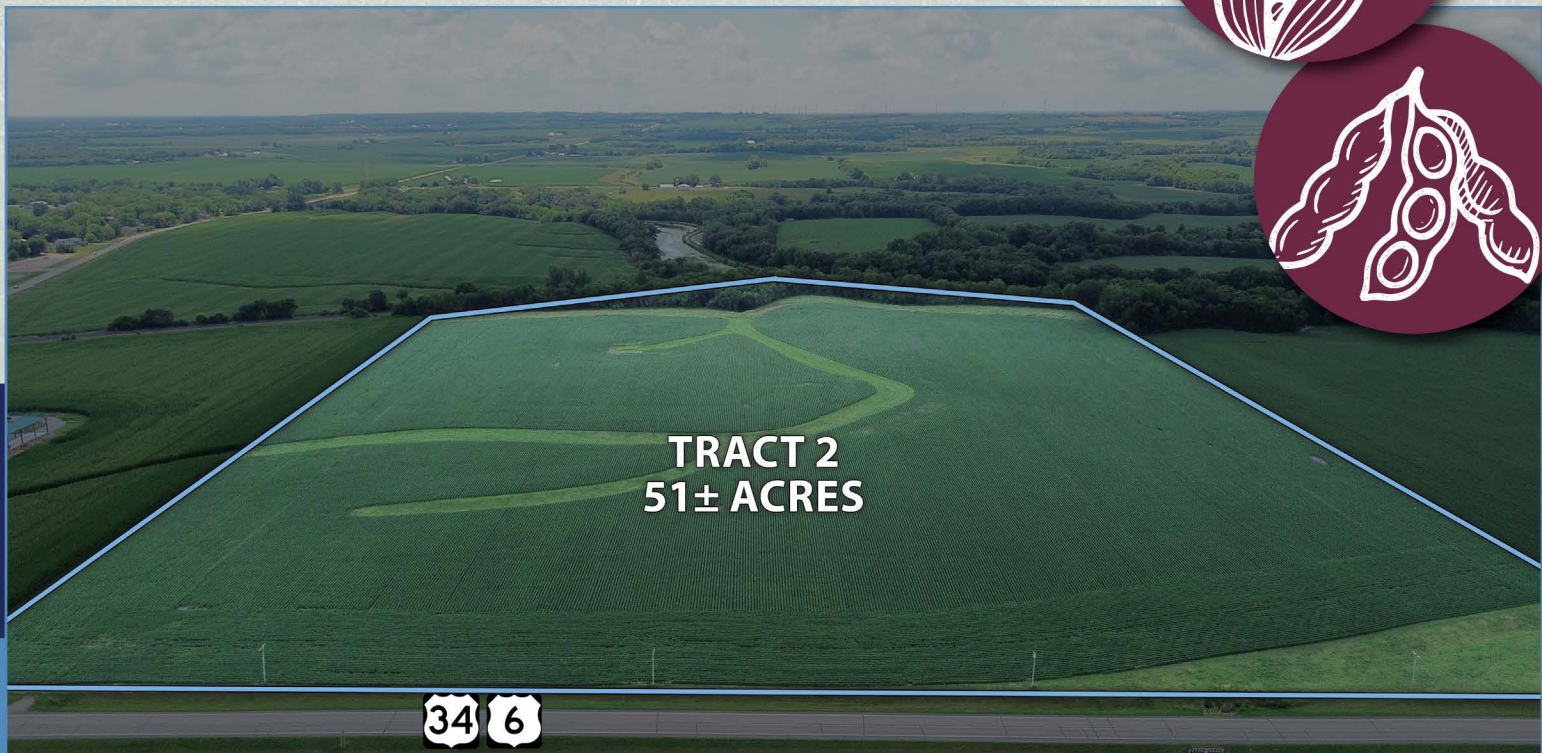
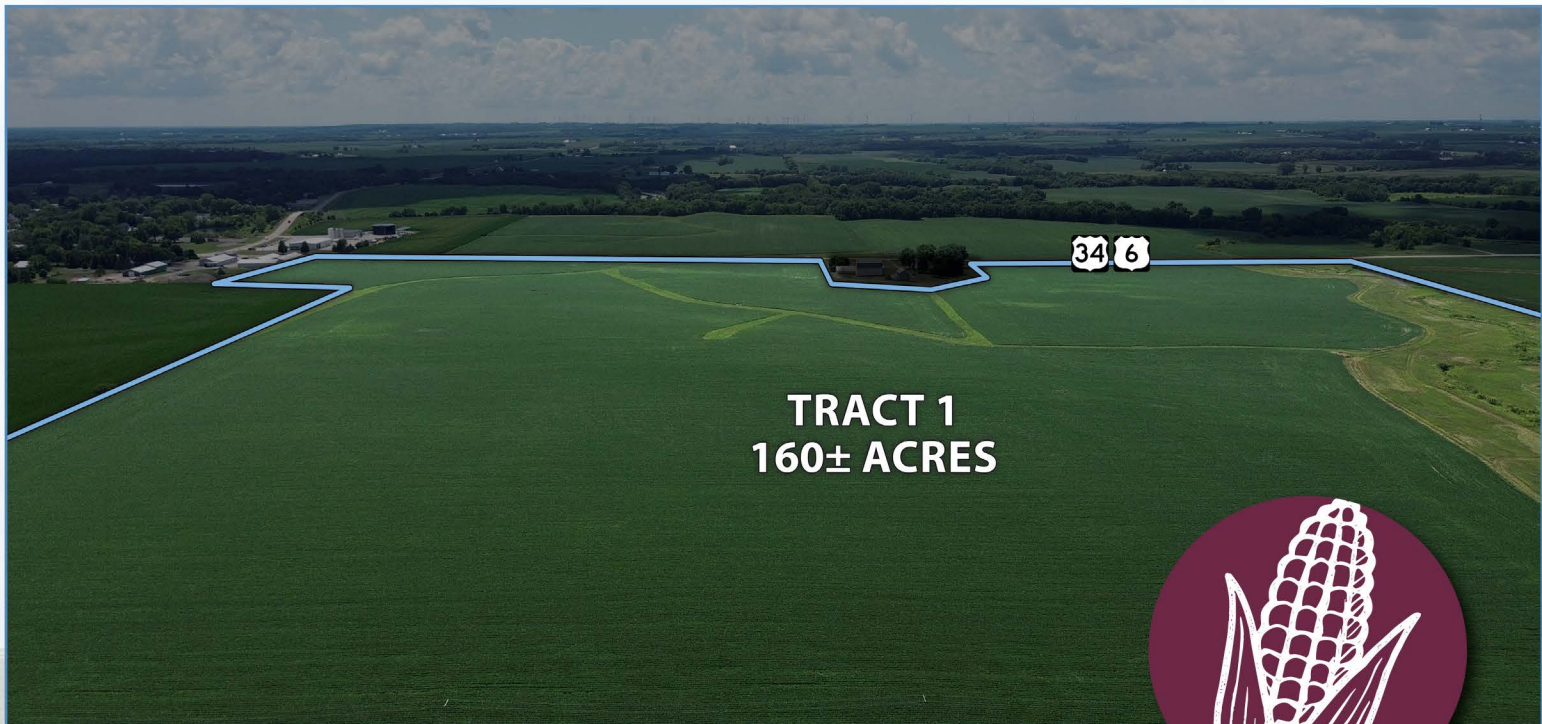
To register for online bidding, visit www.MurrayWiseAssociates.com
or contact us at (800) 607- 6888 or layna.spratt@mwallc.com

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TRACT	SURVEYED ACRES	FSA DCP CROPLAND ACRES	FSA EFFECTIVE DCP ACRES	CRP ACRES	PI	CRP PAYMENT*	CRP EXPIRATION
1	160.16	150.58	135	15.58	133.8	\$4,650.00	9/30/27, 9/30/28, 9/30/35
2	51.33	51.61	46.66	4.95	131	\$1,404.00	9/30/27, 9/30/35
TOTAL	211.49	202.19	181.66	20.53	133.1	\$6,054.00	
BUYERS WILL BE PURCHASING THE FARMLAND BASED ON SURVEYED ACRES *ESTIMATED, SOME CONTRACTS WILL BE SPLIT BY THE FSA							





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



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AUCTION TERMS & CONDITIONS

PROCEDURE: The Property will be offered in a virtual online auction format in 2 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 either individual tract or both tracts for their high bid. Should the high bidder not select both tracts, the remaining tract will be offered with another round of bidding. 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 below surveyed acreages for each parcel.

Tract 1: 160.16 acres

Tract 2: 51.33 acres

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before Noon CDT on Tuesday, October 28, 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 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 December 1, 2025.

POSSESSION: Possession will be given at closing, subject to the existing farm lease expiring February 28th, 2026. 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 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. Seller shall credit Buyer for said 2025 taxes due in 2026 based on the most recent tax figures available. Buyer is responsible for 2026 and all subsequent taxes.

CRP: A portion of the property is enrolled in the Conservation Reserve Program (CRP) under three separate contracts, with a combined annual payment of \$6,054. The contracts expire on September 30, 2027, 2028 and 2035. Seller shall transfer all rights and obligations of the contracts to the buyer(s). Seller shall retain all CRP income for 2025. See the included table or contact auction company for more information on the CRP.

SURVEY: There is an existing survey that is available for review in the Information Book available for download at www.MurrayWiseAssociates.com. No additional survey work will be completed by the Seller.

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: Ronald Peterson, Larry Peterson and Diane Wallace

ATTORNEY: Mr. John Isaacson, Angel, Isaacson & Tracy, Princeton, IL