

Illinois Farmland
McHenry County

AUCTION

TUESDAY, MAY 10TH • 10AM

408± Acres

Offered in 4 Tracts



Virtual Live Auction - **ONLINE ONLY**

To register for online bidding visit
www.MurrayWiseAssociates.com or contact us
at 800.607.6888 or liz@mwallc.com.

PROPERTY INFORMATION:

The entire property to be offered at the Auction consists of approximately 408± acres located at the northwest corner of Illinois Route 173 and Zarnstorff Road, McHenry County, Illinois and consisting of four tracts described as follows:

Tract 1: 80± Acres consisting of quality McHenry County farmland. Great access from the south and east road. The farm features McHenry silt loam and Kidder loam. This tract offers an incredible opportunity for buyers looking for Illinois farmland.

Tract 2: 120± Acres consisting of nearly all tillable productive McHenry County farmland. This tract is primarily McHenry silt loam and Kidder loam.

Tract 3: 97± Acres consisting of mostly farmable land. This tract is primarily McHenry silt loam and Virgil silt loam.

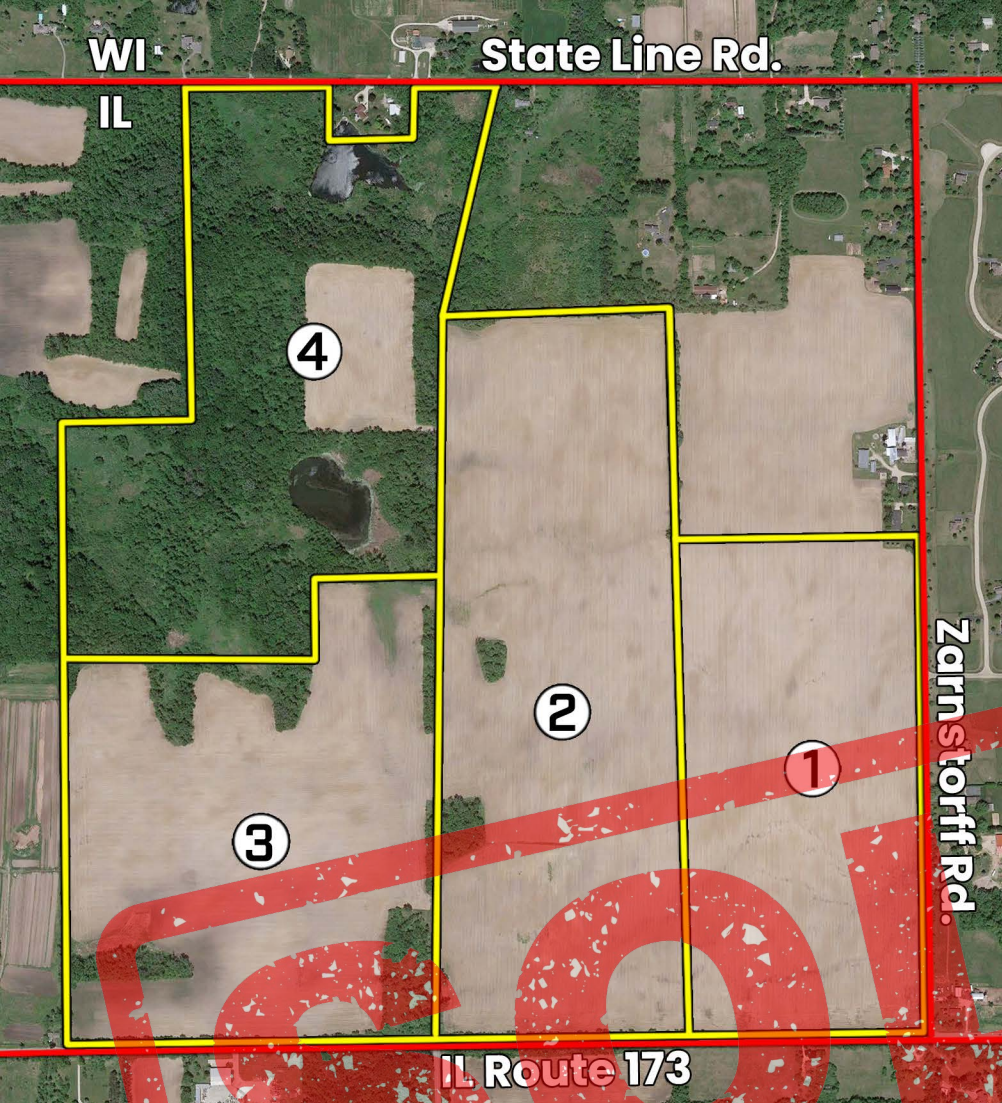
Tract 4: 111± Acres consisting of excellent recreational property with ponds and building potential.

Directions: From the intersection of U.S. Highway 12/Main Street and Illinois Highway 173/Kenosha Street in Richmond, travel east on Highway 173 for 2.5 miles and the property will be on the north side of the road.

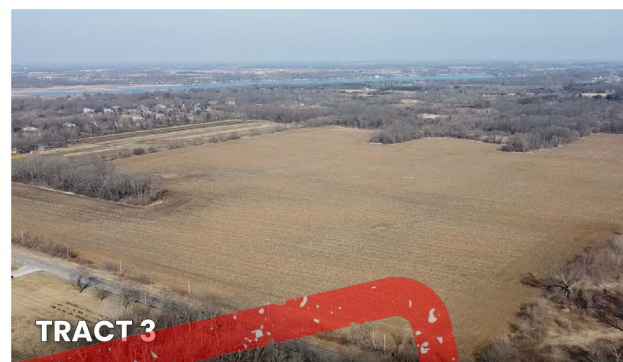
ATTORNEY FOR SELLER:

Holland & Knight LLP— Chicago, IL
Attorney Frank Keldermans
Frank.keldermans@hklaw.com
312.715.5773





TRACT 2



TRACT 3



TRACT 4

AUCTION TERMS & CONDITIONS:

PROCEDURE: The Property will be offered in 4 individual tracts using the "Buyer's Choice" method of sale, whereas the high bidder can purchase any individual tract or combination of tracts for their high bid. Should the high bidder not select all available tracts, the remaining tracts will be offered with another round of bidding. This process will repeat until all parcels have been chosen by a high bidder. Bidding will be in dollars per acre. Surveys for Tracts 1-4 will be completed by auction day and the final purchase prices for these tracts will be determined by multiplying the surveyed acreage by the high bid(s).

REGISTRATION: All bidders are required to register at www.MurrayWiseAssociates.com on or before 12 Noon CDT on Monday, May 9, 2022. Once the online registration form is filled out it will be automatically sent to Murray Wise Associates 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.

DOWN PAYMENT: A 10% down payment will be due immediately after being declared the high bidder(s). 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 the Closing. Purchaser(s) shall be prepared to wire transfer the balance of the Purchase Price, as adjusted pursuant hereto, plus or minus prorations, by confirmed electronic federal wire transfer of funds as a condition precedent to the transaction contemplated hereby (the "Closing"), in accordance with the title insurer's wire transfer instructions received by the Purchaser(s) no later than two (2) days prior to the Closing. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING.**

ACCEPTANCE OF BID PRICES: The successful high bidder(s) will enter into a Contract to Purchase immediately following the close of bidding for presentation to the seller. All Bidders agree to execute the non-negotiable Purchase Agreement if they are the high bidder, which will be posted at MurrayWiseAssociates.com prior to bidding commencement. Final bid price is subject to approval or rejection by seller.

2022 INCOME: 100% of the 2022 cash rent payment shall be credited to Purchaser(s) at Closing and all 2022 farm expenses, if any, shall be the responsibility of the Purchaser(s). For more information regarding the 2022 farm lease, contact the Auction Company.

POSSESSION: Possession will be given at closing, subject to the remaining rights of the current tenant under the 2022 crop lease, which expires on February 28, 2023. Farm lease will be assigned to the Purchaser(s) at closing. The Seller shall deliver or cause there to be delivered to the Purchaser(s) as of the Closing (subject only to the Permitted Exceptions contained in the Purchase Agreement) full, unencumbered, complete and unrestricted physical possession, occupancy, use, control and quiet and peaceable enjoyment of the Property.

CLOSING: Closing shall occur 30 days following the date of the Auction, or as soon as applicable closing documents are completed.

TITLE: Seller agrees to deliver at Closing a recordable Trustee's deed conveying merchantable title to the Property, subject to the Permitted Exemption and provide title insurance as set forth in the Purchase Agreement.

REAL ESTATE TAXES AND ASSESSMENTS: The Seller shall pay all real estate general property (ad valorem) taxes for the Property for tax year 2021 due in 2022. The Purchaser(s) shall be responsible for the payment of all real estate general property (ad valorem) taxes for the Property for tax year 2022 due in 2023.

EASEMENTS: Sale of Property is subject to any and all recorded or apparent easements, including, but not limited to, the Permitted Exceptions.

MINERAL RIGHTS: Sale shall include 100% of the mineral rights owned by the Seller, if any. **SURVEY:** Survey work is being done on Tracts 1-4 and these surveys will be available for review at MurrayWiseAssociates.com once completed. No additional survey work will be provided by the Seller. Final purchase price will be calculated by multiplying the high bid price by surveyed acres.

ACREAGES: All acreages are approximate and have been estimated based upon current legal descriptions, FSA records and aerial mapping software.

AGENCY: Farmland Solutions LLC & Murray Wise Associates LLC are the exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement.

ANNOUNCEMENTS MADE BY THE AUCTIONEER DURING THE TIME OF THE SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE. 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, Farmland Solutions LLC 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, Farmland Solutions LLC or Murray Wise Associates. 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 auction and increments of bidding are at the direction and discretion of auctioneer. The Seller and Farmland Solutions LLC 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. All decisions of the auction company are final. Under no circumstances shall Bidder have any kind of claim against Farmland Solutions LLC, Murray Wise Associates LLC, or anyone else if the internet service and/or auction software fails to work correctly before or during the auction.

NEW DATA, CORRECTIONS AND CHANGES: Please access the property information book at MurrayWiseAssociates.com, prior to scheduled auction time to inspect any changes, corrections, or additions to the Property information.

SELLER: R.A.M.D., LLC an Illinois limited liability company, as sole beneficiary of Chicago Title Land Trust Company as Trustee (formerly LaSalle National Bank) under Trust Agreement Dated November 23, 1977 and Known as Trust Number 10-22846-08.



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