THE LORANDA GROUP, INC. PRESENTS

A Sealed Bid Sale

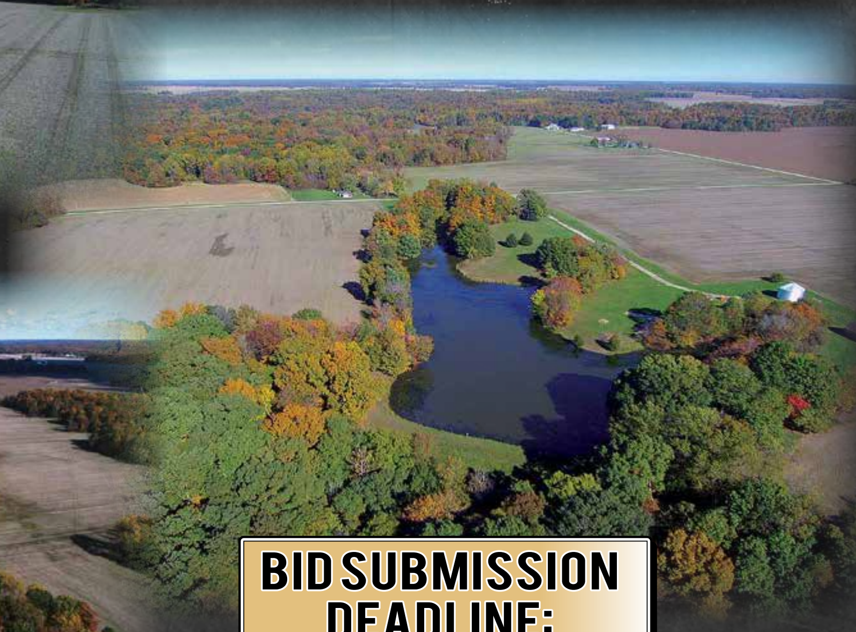
Located 1.5 miles NW of Mansfield, 7.5 miles miles SE of Rockville, or 50 miles W of Indianapolis in picturesque Parke County, IN!

380±

ACRES IN 2 TRACTS

Incredible Opportunities For Outdoor Recreation & Income

- Productive Farmland
- Scenic Woodlands
- Marketable Timber
- Unlimited Possibilities!



BID SUBMISSION DEADLINE:

Friday, March 4, 2022

Broker Participation Invited!

Another Loranda Group Sale
800-716-8189
www.loranda.com

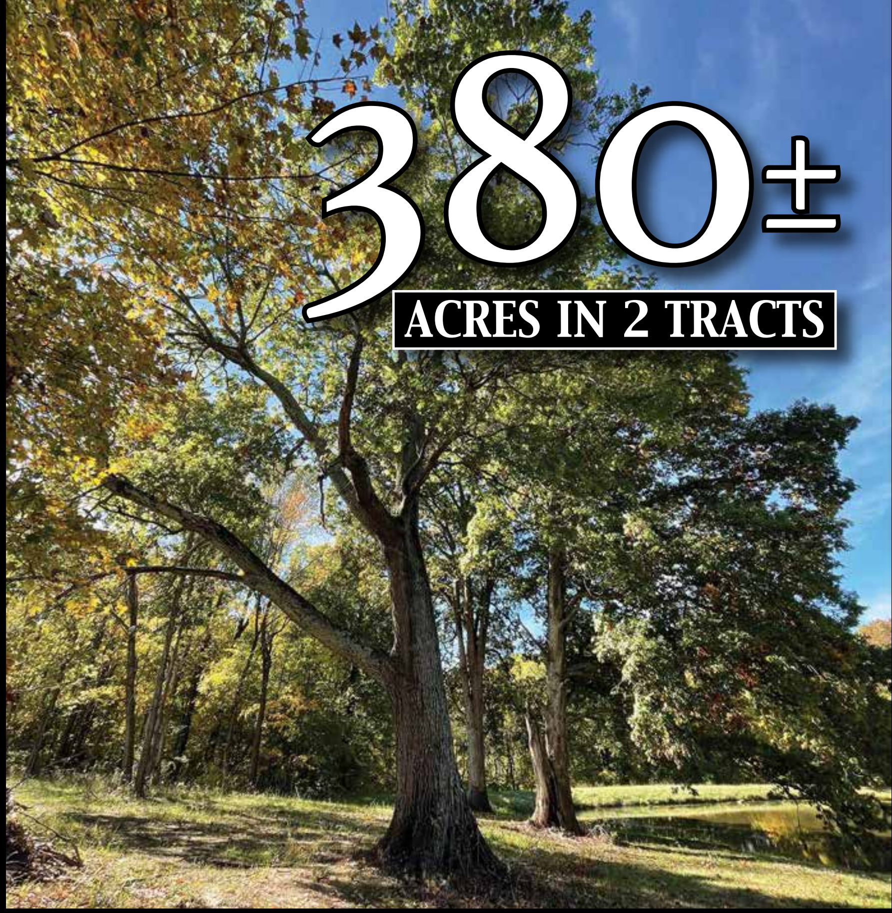
Welcome to the Robison Trust Farm.

This unique 380 acre Parke County property offers a combination of beautiful well-managed woodlands and income-producing cropland.

Parke County is best known for its annual Covered Bridge Festival and its state parks where the natural beauty of this part of Indiana is showcased. The Robison acreage offers a similar charm with its rolling woodlands, ponds, and numerous wildlife species, including white-tailed deer, wild turkey, coyotes, fox, raccoon, and bobcats.

For the past several years, the majority of the woodlands have been enrolled in the Indiana Classified Forest Program, which encourages regular management to enhance the long-term health and value of the timber stand. The tillable acreage has been rented to a local farmer who would be interested in continuing this arrangement. Finally, additional income has also been generated from the regular sale of timber and from an annual hunting lease.

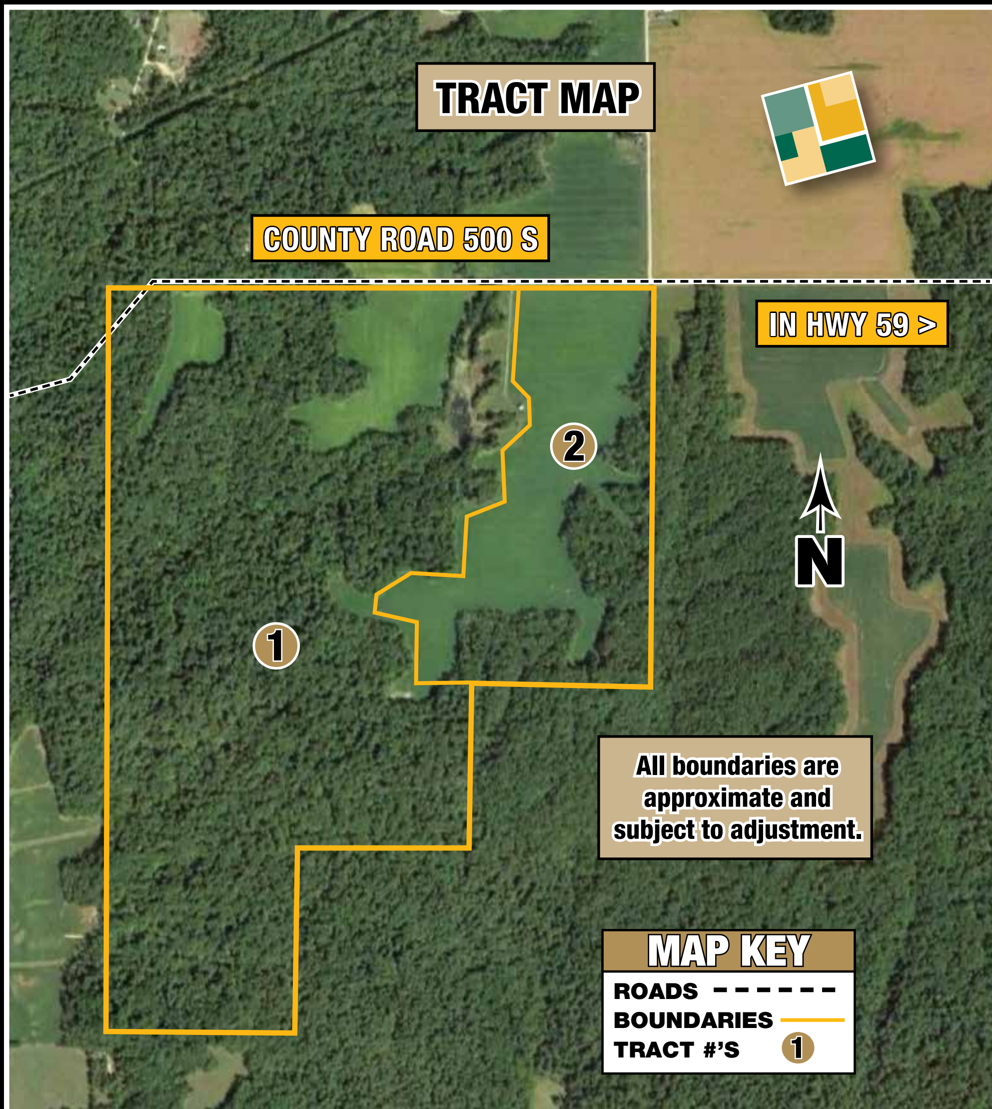
A property of this size and quality rarely comes for sale, so you won't want to miss the opportunity to submit a bid for one or both tracts. Just imagine owning your own private retreat where you can enjoy the very best that nature can offer.



OPEN HOUSES:

Join us for a guided tour of the property on February 12, 13, 19, or 20.

Visit loranda.com to reserve your spot!



TRACT DESCRIPTIONS

TRACT 1:
295± acres of mostly high quality woodlands, improved with 2 ponds, a grain bin, and a barn. Imagine the outdoor recreational possibilities of this acreage!

TRACT 2:
85± acres with an estimated 53 acres in row crop production and the balance in woodlands.

Consider combining Tracts 1 & 2 for a 380± acre unit.

For More Information:
Call John Moss @ 800-716-8189

BID SUBMISSION DEADLINE:
Friday, March 4, 2022

PROPERTY INFORMATION

Total Acres: 380, more or less.

F.S.A. Data: According to the Parke County Farm Service Agency, this farm contains approximately 88.8 cropland acres on the two tracts.

Predominant Soils: On the tillable acreage, Iva silt loam and Hickory complex are the most commonly found soils.

Improvements: Grain bin, barn, two ponds, hiking trails

Real Estate Taxes: The 2020 taxes paid in 2021 for the 380 acres were approximately $2,550.18.

Woodlands: Approximately 259.24 acres of trees are enrolled in the Indiana Classified Forest Program. This program lowers the assessed value and the real estate taxes on those acres. **Visit loranda.com for more information on this program.**

Standing Timber: **An evaluation of the standing timber was recently completed by an Indiana Consulting Forester. The report showed a significant amount of marketable timber at various stages of growth, which is a result of the excellent management practices that have been implemented on the property over the past 35 years. For a copy of this report, please send an email to: loranda@loranda.com**

Seller: The Aileen Robison Trust

SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE: Friday, March 4, 2022 at 5:00 p.m. (EST)

SEALED BID SALE PROCEDURE: This property is being offered in 2 individual tracts. Bidders may submit a bid on either individual tract or the entire property. All bids must be submitted in lump sum dollars per tract/combination. All sealed bids must be emailed or faxed and must be made in the form of an executed Agreement to Purchase Real Estate at Sealed Bid Sale provided by The Loranda Group. All blanks must be filled in or marked N/A (non applicable). The bid(s) shall not be subject to any contingencies or conditions except as set forth in the Agreement to Purchase. **BIDDERS MUST SUBMIT THEIR BEST BID AS THEY WILL NOT HAVE ANY OPPORTUNITY TO RAISE THEIR BID AT A LATER TIME.**

The bids shall be emailed to loranda@loranda.com or faxed to 888-346-5418.

Only those bids received by 5:00 p.m. (EST) on Friday, March 4, 2022 will be considered.

DOWN PAYMENT: Within 24 hours of being notified that their bid has been accepted, the Buyer(s) must wire transfer U.S. funds that equal 10% of the amount bid, to The Loranda Group, Inc. Escrow Account. The remainder of the purchase price is payable in cash at closing.

ACCEPTANCE OF BID PRICES: The Seller reserves the right to reject any and all bids, and, in its sole discretion accept a bid which the Seller deems to be in its best interest, whether or not it is the highest dollar amount. Seller acceptance or rejection of any and all bids shall take place by 5:00 P.M. (EST) on Wednesday, March 9, 2022. The Seller will make a good faith effort to notify the successful bidder(s), if any, by telephone, facsimile, or e-mail within 24 hours after acceptance or rejection. A copy of the accepted purchase agreement(s), if any, will be executed and returned to the successful bidder(s) via overnight delivery or email.

BIDDER'S PACKET: A Bidder's Packet will be available to download from the Loranda Group website (www.loranda.com). Bidder Packets will also be available at all scheduled Open Houses. It will include such items as an Agreement to Purchase Real Estate at Sealed Bid Sale, a recent title commitment and other relevant materials. All information in the Bidder's Packet or posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. The Bidder's Packet may NOT contain all of the available information relevant for bidders interested in submitting a sealed bid. All interested bidders are encouraged to attend an Open House, and are responsible for completing their own due diligence concerning the property.

FINANCING: Keep in mind that **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be certain that you have arranged financing if you need it and are capable of paying cash at closing.

CLOSING: Closing will take place on April 8, 2022, or as soon thereafter as applicable closing documents are completed. Under no circumstance will closing be delayed to accommodate the Buyer(s) or the Buyer(s) lender.

POSSESSION: Possession of the real estate will be given at closing. For an additional 10% down payment, possession of the tillable land may be granted before closing for the sole purpose of preparing for the 2022 crop.

TAXES: The Seller shall pay the 2021 taxes payable in 2022 when the tax statements are received. Buyer(s) shall assume all taxes due and payable in 2023 and beyond.

INCOME: The Seller/Tenant shall retain all income attributable to the 2021 crop year, and before, and will pay all expenses for the same. All income from the property applicable to 2022 and beyond shall belong to Buyer and/or the Buyer's Tenant.

SURVEY: Any need for a survey shall be determined solely by the Seller. At the Seller's option, Seller shall provide a survey for any parcel where there is no existing legal description or where new boundaries are created by the tract divisions. The cost of any survey shall be shared evenly by the Seller and Buyer(s). Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

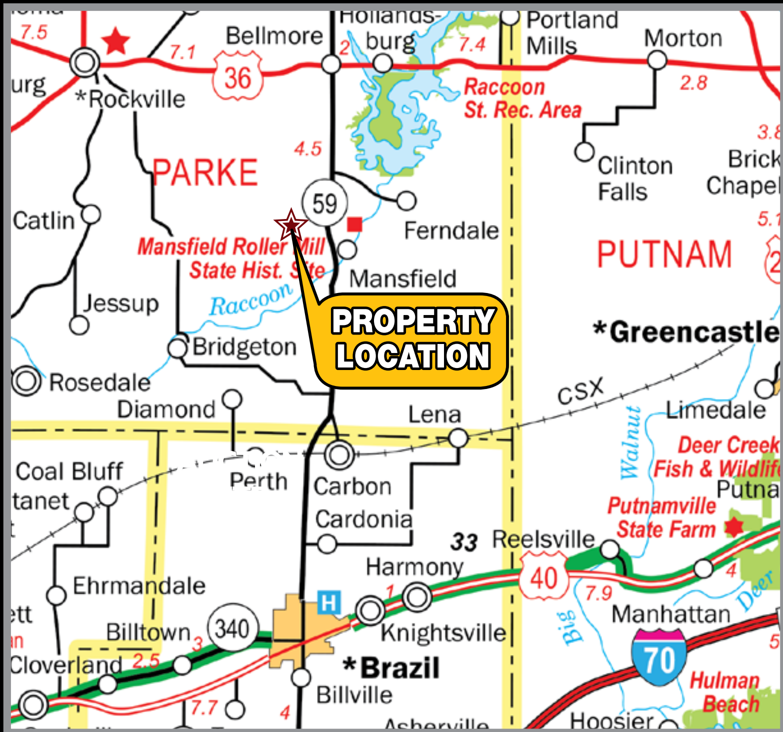
TITLE: Seller will furnish the successful bidder(s) an Owner's Policy of Title Insurance in the amount of purchase price and will provide a deed conveying the real estate to the Buyer(s).

MINERAL RIGHTS: All mineral rights owned by the Seller will be transferred to the new Buyer(s) at closing.

BROKER PARTCIPATION: A 1.5% broker participation fee will be paid by the Seller to any properly licensed Indiana Real Estate broker whose prospect successfully closes on any portion of the property, subject to the terms and conditions outlined in the Broker Participation Form. **The real estate agent must email the Broker Participation Form to The Loranda Group before their client submits their bid.** Broker is encouraged to attend and register at an Open House with his or her client. The Broker Participation Form is available to download on The Loranda Group, Inc. website (loranda.com), or by emailing loranda@loranda.com. There will be **NO EXCEPTIONS**.

AGENCY: The Loranda Group, Inc. and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: The property is being sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis, and no warranty or representation, either express or implied, concerning the property is made by either the Seller or The Loranda Group, Inc. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the sealed bid sale and do so at their own risk. Neither the Seller nor The Loranda Group, Inc. are warranting any specific zoning classification, location of utilities, assurance of building permits, driveway permits or water or septic permits; nor warranting or representing as to fitness for a particular use, access, water quantity or quality, or physical or environmental condition. Information contained in this brochure is subject to verification by all parties relying on it. Diagrams/dimensions in this brochure are approximate. All acreages are estimates. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. All information in the Bidder's Packet will take precedence over information in the brochure or any other written or oral communication or statements made. **Visit loranda.com regularly for any sale updates!**



OPEN HOUSES:

A guided ATV tour is the best way to view this property. Join us on the dates below to learn more about this unique acreage.

8:30 am - 5:00 pm
on the following days:

Saturday, February 12
Sunday, February 13
Saturday, February 19
Sunday, February 20

Visit loranda.com to reserve your spot on the tour!

DIRECTIONS TO PROPERTY

From Brazil: From the intersection of US 40 and Indiana Highway 59 in Brazil, travel north on Hwy 59 for approximately 12 miles to Parke County Road E 500 S. Turn left/west on E 500 S, travel .75 miles, and the property will begin on your left/south.

From Rockville: From the intersection of US Hwy 41 and US Hwy 36 in Rockville, travel east on Hwy 36 for 7 miles to Indiana Highway 59. Turn right/south and travel on Hwy 59 for approximately 4.5 miles to Parke County Road E 500 S. Turn right/west on E 500 S, travel .75 miles and the property will begin on your left/south.

Refer to the map in this brochure and watch for our signs!

GPS Coordinates: 39.6934, -87.1262

THE LORANDA GROUP, INC

Sealed Bid Sale

The Loranda Group
2105 Eastland Dr., Suite 9
Bloomington, IL 61704

6417 N County Road 600 W
Mulberry, IN 46058

John D. Moss, President
IN Licensed Real Estate Broker
& Auctioneer

CR-RT-SORT
POSTAL CUSTOMER

A Great Opportunity For Hunters, Investors, Farmers, Timber Companies, and Other Outdoor Enthusiasts!

QUESTIONS?
800-716-8189
www.loranda.com