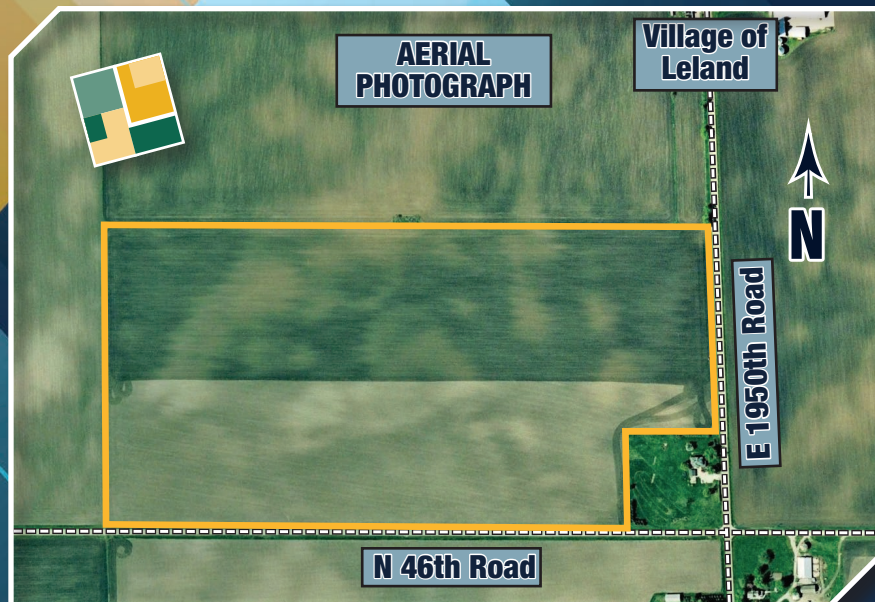


The Loranda Group, Inc.

PUBLIC AUCTION

Located ½ mile S of Leland, or
20 miles S of DeKalb in LaSalle County, IL



**FRIDAY
JUNE 24
10:00 AM**

76 ±

ACRES IN 1 TRACT

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

PROPERTY INFORMATION:

TRACT DESCRIPTION: 76± total acres located in Section 8 of Adams Township, LaSalle County, Illinois, featuring highly productive soils and abundant road frontage.

F.S.A. DATA: 75.01 cropland acres / 43.5 acre corn base – 141 yield / 31.2 acre soybean base – 43 yield

PREDOMINANT SOILS: Sable silty clay loam, Drummer silty clay loam, and Flanagan-Catlin silt loams **P.I. - 142.8**

TAXES: The real estate taxes paid in 2021 totaled \$4,337.58

SELLER: Bank of America, N.A., as Trustee for The Charlotte T. Burke Trust

**For additional information,
please visit loranda.com.**



**Farmers &
Investors!**

AUCTION SITE:

**The Resource Bank
Community Room
Leland, IL**



Productive Farmland



The Loranda
Group Inc.
800-716-8189
www.loranda.com

DIRECTIONS

To Property: From the Interstate 80 Exit at Ottawa (# 90), follow Illinois Highway 23 north and east for approximately 16.5 miles to the Leland Road (E 1950th Road). Turn left/north on E 1950th Road, travel 1 mile, and the property will be on your left/west.

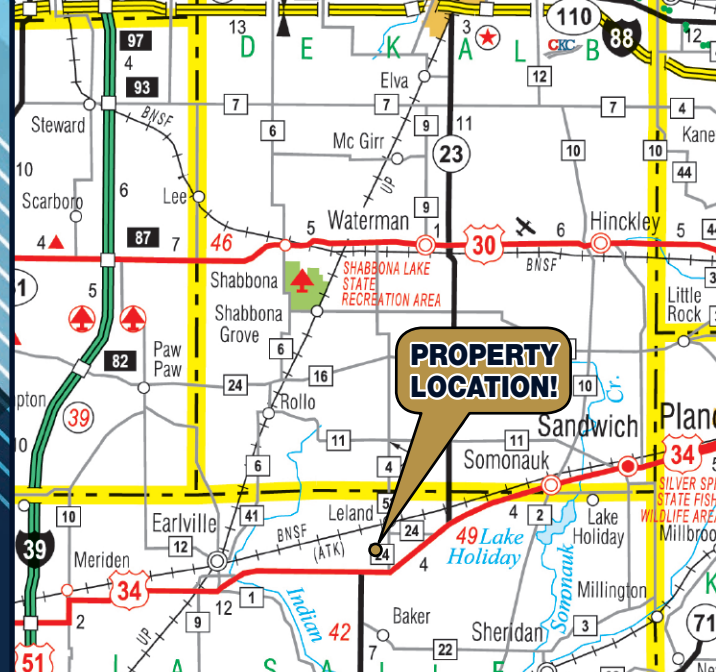
GPS: 41.60412, -88.79935

To Auction Site:

The Resource Bank Community Room
215 N. Main Street, Leland, IL

From the Interstate 80 Exit at Ottawa (# 90), follow Illinois Highway 23 north and east for approximately 16.5 miles to the Leland Road (E 1950th Road). Turn left/north on E 1950th Road, travel 1.75 miles, and the auction site will be on your right/east.

GPS: 41.61450, -88.79917



AUCTION TERMS & CONDITIONS

BIDDING: Bids will be taken live (at the auction site) and online utilizing the BidWrangler platform.

REGISTRATION: If bidding online you must be pre-registered at least 48 hours before the start of the sale. To pre-register, visit the loranda.com website and navigate to the "LaSalle 76 Acre Auction" where you can view and download instructions for the registration process. Note that your registration must be approved by Loranda before you will receive a bidder number. Financial information may be requested to ensure that bidders have the financial capacity to both furnish the earnest money and close on the property.

PROCEDURE: This property will be offered as one tract and all bidding will be in dollars per acre.

DOWN PAYMENT: 10% down payment on the day of the auction, upon signing a contract to purchase. The down payment can be paid in cash, wire transfer, or by personal check, corporate check, or cashier's check. The remainder of the purchase price is payable in cash at closing.

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 July 29, 2022, or as soon thereafter as applicable closing documents are completed. Under no circumstance will closing be delayed to accommodate the Buyer or the Buyer's lender.

POSSESSION/LEASE: The farm is leased for 2022 under a bushel crop-share arrangement and Landlord possession will be given to the Purchaser at closing.

TAXES: The Owner shall pay the 2021 calendar year taxes payable in 2022 on or before closing. The 2022 calendar year taxes payable in 2023 and, all subsequent years, shall be paid by the Purchaser.

INCOME/EXPENSES: The Purchaser shall receive 100% of the landlord's share of income from the 2022 crop and pay all expenses for the same. The Seller/Tenant shall retain all income from prior years.

ACCEPTANCE OF BID PRICES: The successful bidder will sign a contract to purchase immediately following the close of bidding at the auction. The final bid price is subject to approval by the Seller.

SURVEY: No survey will be provided as part of this sale.

TITLE: Seller will furnish the Purchaser 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.

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 auction company. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the auction and do so at their own risk. Neither the Seller nor the Auction Company 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. Auction conduct and bidding increments are at the sole direction and discretion of the auctioneer. All decisions of the auctioneer are final. The Seller and the Auction Company reserve the right to preclude anyone from bidding if there is a question as to the person's credentials, fitness, intent, etc. **ANNOUNCEMENTS MADE BY THE AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

NEW DATA, CORRECTIONS AND CHANGES: Please visit the loranda.com website, or arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

NOTE: Video taping, photography, and/or announcements will be allowed on auction day ONLY with prior approval from The Loranda Group, Inc.

COVID: This sale will be conducted live and the State/Local rules for public gatherings in effect on sale day will be adhered to. These could include the use of masks, social distancing, restriction on crowd size, etc.

The Loranda Group, Inc.

PUBLIC AUCTION

Located ½ mile S of Leland, or
20 miles S of DeKalb in LaSalle County, IL



Farmers & Investors!

FRIDAY
JUNE 24
10:00 AM

76 ±
ACRES IN 1 TRACT

800-716-8189
www.loranda.com

Productive
Farmland



CR-RT-SORT
POSTAL CUSTOMER

John D. Moss, President
IL Auction Company, LLC #44000102
Don Meyer, Auctioneer
IL Lic. # 441002031

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



PRESORTED STD.
U.S. POSTAGE
PAID
CHAMPAIGN, IL
PERMIT NO. 52