

The Loranda Group, Inc.

# PUBLIC AUCTION

# 145.74<sup>±</sup>

## Acres Offered in Two Tracts



**Bid Your  
Best Price  
On These Two  
Quality Tracts!**

**WEDNESDAY  
OCT. 26  
10:00 AM**

### Auction Site:

Company 421  
421 East Main St.  
Mahomet, IL



The Loranda Group  
800-716-8189  
[www.loranda.com](http://www.loranda.com)

**Tract 1:**  
119.54 Acres of  
productive farmland  
located 1 mile  
SW of Fisher!

**Tract 2:**  
26.2 Acres with multiple  
potential uses adjacent to  
the NW side of Mahomet!

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## DIRECTIONS TO AUCTION SITE

### Company 421

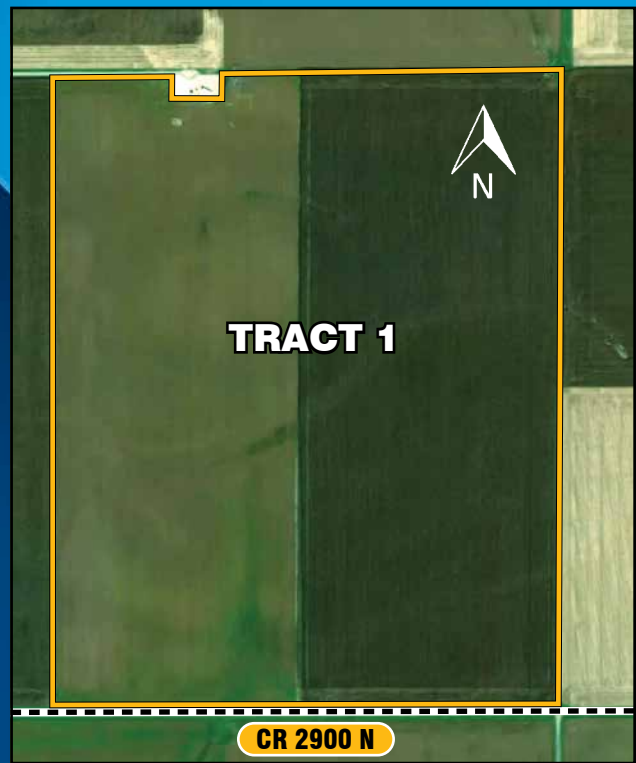
421 East Main St., Mahomet, IL

From the I-74/IL Hwy. 47 interchange at Mahomet (Exit 172), travel southwest on IL Hwy. 47 (Lombard Street) for 0.6 miles to Main Street. Turn right (west) on Main Street, travel 0.2 miles, and the auction site will be on your left (south side of the street). **GPS: 40.194948, -88.403102**

**Bid Your Best Price on  
These Two Quality Tracts!**



**Quality Central  
Illinois Farmland**



## TRACT 1

**DIRECTIONS:** From the I-74/IL Hwy. 47 interchange at Mahomet (Exit 172), travel north on IL Hwy. 47 for 7 miles to County Road 2900 N. Turn right (east) on County Road 2900 N, travel 0.5 miles, and the property will be on your left (north). **GPS: 40.296823, -88.374169**

**DESCRIPTION:** 119.54<sup>±</sup> total acres in Section 2 of Newcomb Twp., Champaign County, Illinois.

**F.S.A. DATA:** 121.0 tillable acres / 76.27 acre corn base – 130 PLC yield / 42.85 acre soybean base - 44 PLC yield

**PREDOMINANT SOILS:** Ashkum silty clay loam, Elliott silty clay loam, Varna silt loam : **PI. – 122.7**

**TAXES:** The real estate taxes paid in 2022 were approximately \$24.78 per acre.

**SELLER:** The Trinkle-Ogle Family Farm, LLC.

**For additional information,  
please visit [loranda.com](http://loranda.com)  
or call Don Meyer  
@ 309-531-2825**

**Farm This  
in 2023!**

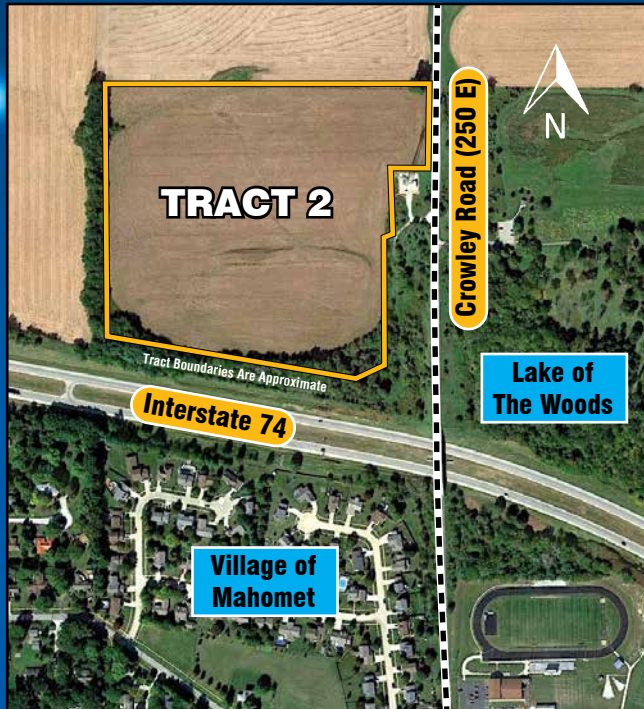
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# TRACT 2

**DIRECTIONS:** From the I-74/IL Hwy 47 interchange at Mahomet (Exit 172), travel 1.67 miles north on IL Hwy. 47 to Champaign County Road 2400 North. Turn left (west) and travel 1 mile to County Road 250 East (Crowley Road). Turn left (south), travel 0.9 miles, and the property will be on your right (west). **ALTERNATIVELY**, travel 0.5 miles north of the Mahomet-Seymour High School on Crowley Road and the property will be on your left (west). **40.208979, -88.412782**



**DESCRIPTION:** 26.2± total acres of land bordering the north corporate limits of the village of Mahomet in Section 9 of Mahomet Twp., Champaign County, Illinois. The tract is currently being farmed but its proximity to Mahomet residential subdivisions, the Mahomet-Seymour High School (located 0.5 miles south of the tract), and the Buffalo Trace Prairie Loop walking and biking trail in Lake of the Woods Forest Preserve (located east of the tract) presents the opportunity for many other possible uses.

**F.S.A. DATA:** 25.08± tillable acres / 16.03 acre corn base - 130 PLC yield / 9.05 acre soybean base - 44 PLC yield

**PREDOMINANT SOILS:** Wyanet silt loam, Dana silt loam, Raub silt loam, and Drummer silty clay loam: **PI. – 124.8**

**TAXES:** The real estate taxes paid in 2022 were approximately \$27.63 per acre.

**ZONING:** The property is currently zoned AG-1, Agriculture

**SELLER:** The Trinkle-Ogle Family Farm, LLC.

## AUCTION TERMS & CONDITIONS

**BIDDING:** Bids on tracts 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 24 hours before the start of the sale. To pre-register, visit the [loranda.com](http://loranda.com) website and navigate to the "Champaign County 145.74 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 in 2 separate tracts and will not be combined. 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 November 30, 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:** Farming rights are available for the 2023 crop year.

**TAXES:** At closing, the Seller will credit the Buyer for the 2022 real estate and drainage taxes due in 2023. The 2022 taxes payable in 2023, and all subsequent years, shall be the responsibility of the Buyer.

**INCOME/EXPENSES:** The Buyer and/or their Tenant shall receive all income from the 2023 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income and pay all expenses 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:** Tract 1 (Fisher) will not be surveyed. Tract 2 (Mahomet) will be surveyed prior to closing and the cost will be equally shared between the Seller and the Buyer.

**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.

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

**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 arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Videotaping, 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**

2105 Eastland Dr., Suite 9  
Bloomington, IL 61704



**John D. Moss, President & Auctioneer**  
IL Auction Company License #: 444000102

**Don Meyer, Broker & Auctioneer**  
IL Auctioneer License #: 441002031

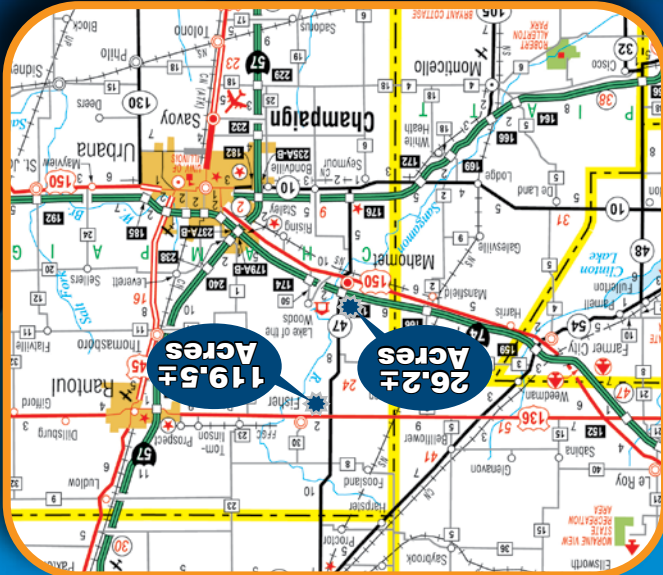
## PUBLIC AUCTION



**Farmers, Investors,  
& Developers!**

**Questions?**

**Call The Loranda Group @ 800-716-8189  
or call Don Meyer @ 309-531-2825**



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- 19.54 Acres of productive farmland located 1 mile SW of Fisher!

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