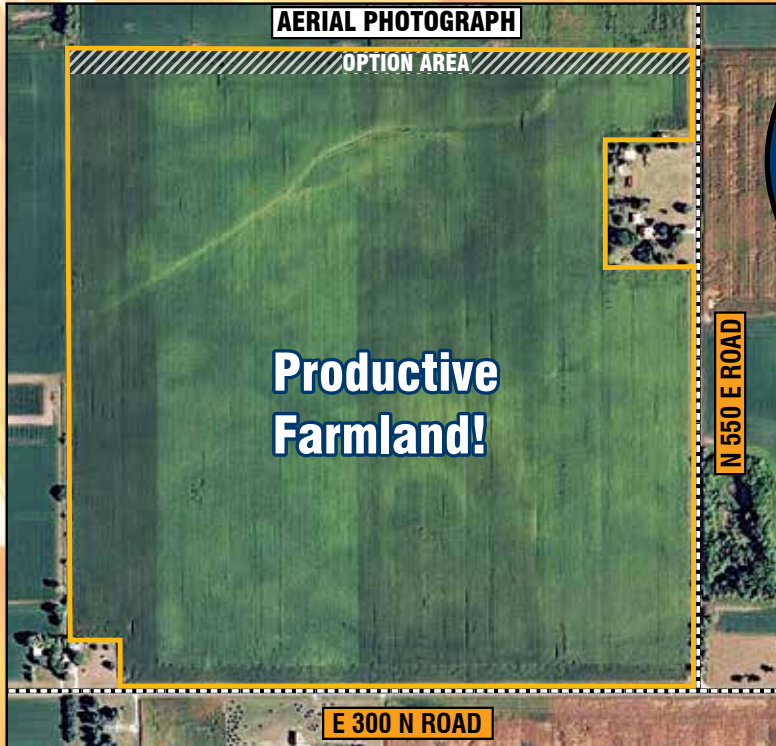


PUBLIC AUCTION

Located 1/2 mile SE of Gibson City, or
22 miles NW of Champaign in Ford County, IL



**Tuesday,
NOV. 29
10am**

**155±
ACRES
IN 1 TRACT**

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

Property Information

Tract Description: 155.18± total acres located in Section 13 of Drummer Township, Ford County, Illinois, featuring productive soils and abundant road frontage.

Easement Option: The sale of the property is subject to an Option To Purchase A Perpetual Right And Easement with Ford County Wind Farm LLC, a Delaware limited liability company. The Option expires on May 5, 2025 and encumbers 100' along the entire north property line. This agreement will be assigned to the new Buyer and there are two annual payments of \$6,750 which represents all remaining consideration, unless the agreement is terminated by the Optionee. All documents pertaining to this option will be posted on the Loranda Group website (www.loranda.com) for review.

F.S.A. Data: 154.26 cropland acres / 86.9 acre corn base – 162 PLC yield / 64.4 acre soybean base – 44 PLC yield

Predominant Soils: Drummer silty clay loam, Bryce silty clay, and Brenton silt loam P.I. – 132.6

Taxes: The real estate taxes paid in 2022 totaled \$6,720.08

Improvement: A grain bin is situated along the east road, just north of the farmstead. This bin has not been used for several years and possession will be given on March 1, 2023.

Seller: Barbara Harris (The Wantwood-Goodrich Farm)

For Additional Information: Visit www.loranda.com

**Auction Site:
The Railside
Golf Club,
Gibson City, IL**

**155±
ACRES**

Directions

To Property: From the intersection of Illinois Highway 9 and Illinois Highway 47 in the south part of Gibson City, travel south on Highway 47 for 1 mile to Ford County E 300 N Road. Turn left/east on E 300 N Road, travel 1/2 mile, and the property will begin on your left/north.

GPS: 40.442694, -88.363177

To Auction Site: The Railside Golf Club 120 W. 19th St. Gibson City, IL: From the intersection of Illinois Highway 9 and Illinois Highway 47 in the north part of Gibson City, travel north on Highway 47 for 1 mile to W 19th Street. Turn right/east on W 19th Street, travel 1/4 mile, and the auction site will be on your left/north. **GPS:** 40.479778, -88.376191

**Another Loranda
Group Auction**



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 24 hours before the start of the sale. To pre-register, visit the loranda.com website and navigate to the "Ford County 155 Acre Auction" to view and download instructions for the registration process. 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 provide 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 December 28, 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: Landlord possession will be given at closing, subject to any remaining rights of the 2022 farm tenant. Possession of the grain bin will be given on March 1, 2023.

TAXES: The Seller shall give the Buyer a credit at closing for the 2022 taxes payable in 2023. The 2022 calendar year taxes payable in 2023, and all subsequent years, shall be paid by the Purchaser.

INCOME/EXPENSES: The Purchaser and/or the 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 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. Any assignment of the purchase contract must be pre-approved by the Seller in advance.

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 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.

PUBLIC SAFETY: This sale will be conducted live within current health rules for public gatherings, which may include the use of masks, social distancing, and other restrictions.



The Loranda Group

2105 Eastland Drive, Suite 9
Bloomington, IL 61704

Website: www.loranda.com

Email: loranda@loranda.com



John D. Moss, President

IL Auction Company License #444000102

Don Meyer, Auctioneer

IL License # 441002031

Farmers & Investors!



Questions?

Call The Loranda Group @ 800-716-8189

The Loranda Group, Inc.

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