

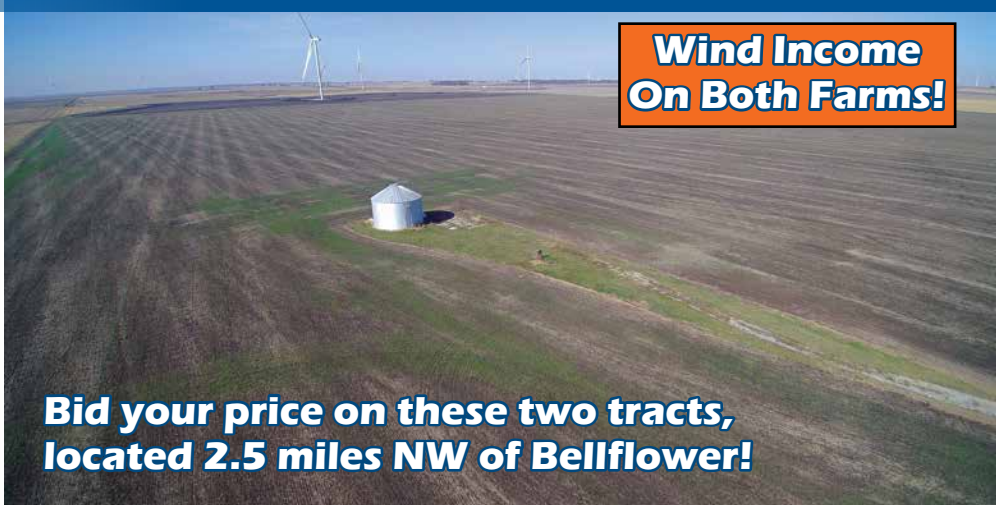
The Loranda Group, Inc.

PUBLIC AUCTION

244[±].16

**Acres of
McLean County, IL
Class A Land!**

**Tract 1:
160 Acres of
excellent farmland**



**Wind Income
On Both Farms!**

**Bid your price on these two tracts,
located 2.5 miles NW of Bellflower!**

WEDNESDAY DEC. 14 10 AM



Farm This Acreage in 2023!

**Tract 2:
84.16 Acres of
productive soils**

**Auction Site:
Woodlawn Country Club
Farmer City, IL 61842**



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

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DIRECTIONS TO AUCTION SITE

Woodlawn Country Club

902 East Richardson, Farmer City, IL

From the Interstate 74 Exit at Farmer City (# 159), travel southwest/west on Illinois Hwy 54 for 0.2 miles to Richardson Street. Turn right onto Richardson St., travel 0.3 miles, and the auction site will be on your right/east. **GPS: 40.247374, -88.631835**

TRACT 1

DIRECTIONS: From IL Hwy. 54 in Bellflower, travel north on McLean County Highway 5 (3850 East) 1.1 miles to McLean County Highway 40 (500 North Road). Turn left (west) on McLean County Highway 40, travel 2.5 miles to County Road 3600 East. Turn right (north) on County Road 3600 East Road, travel 1.5 miles, and the property will be on your left (west). **GPS: 40.377087, -88.574986**

DESCRIPTION: 160± total acres in Section 12 of (northern) West Twp., McLean County, Illinois.

IMPROVEMENTS: 11,000-bushel grain bin

F.S.A. DATA: 154.52± tillable acres / 111.11 acre corn base - 155 PLC yield / 42.55 acre soybean base - 58 PLC yield

PREDOMINANT SOILS: Normal silt loam, Osco silt loam, Radford silt loam, Sable silty clay loam, and Muscatune silt loam: **PI. – 138.3**

WIND EASEMENT: Tract 1 has a \$40/Acre “extended term” 20-year acreage rent easement with a 2% annual inflation increase. All documents pertaining to the easement will be posted on the Loranda Group website (www.loranda.com) for review.

TAXES: The real estate taxes paid in 2022 were approximately \$40.86 per acre.

SELLER: Stacia Turner

**For additional information,
please visit loranda.com or call
Don Meyer @ 309-531-2825**

244.16± Acres of McLean County, IL Class A Land!



Great Investment Opportunity

TRACT 2

DIRECTIONS: From IL Hwy. 54 in Bellflower, travel north on McLean County Highway 5 (3850 East) 1.1 miles to McLean County Highway 40 (500 North Road). Turn left (west) on McLean County Highway 40, travel 1.25 miles to County Road 3725 East. Turn right (north) on County Road 3725 East Road, travel 0.75 miles, and the property will be on your left (west). **GPS: 40.367016, -88.551002**

DESCRIPTION: 84.16± total acres in Sections 17 & 18 of Bellflower Twp., McLean County, Illinois.

F.S.A. DATA: 82.89± tillable acres / 59.58 acre corn base - 155 PLC yield / 22.82 acre soybean base - 58 PLC yield

PREDOMINANT SOILS: Elburn silt loam, Plano silt loam, Varna silt loam, and Ashkum silty clay loam **PI. – 134.4**

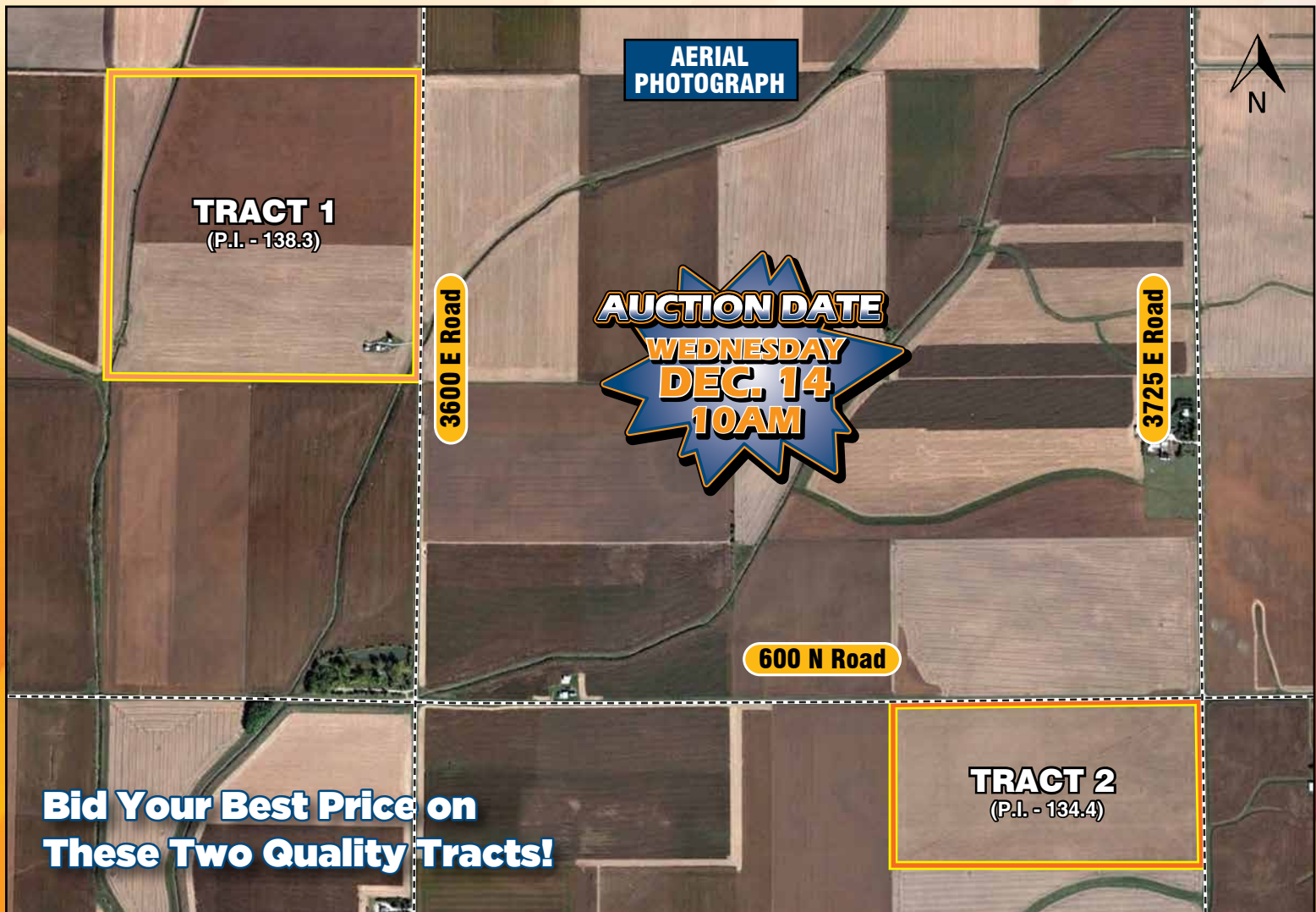
WIND EASEMENT: Tract 2 has a \$40/Acre “extended term” 20-year acreage rent easement with a 2% annual inflation increase. Tract 2 also has a 20-yr. underground wiring easement extending E/W across the tract length. (\$0.50/ft. with 2% annual inflation increase). All documents pertaining to the easement will be posted on the Loranda Group website (www.loranda.com) for review.

TAXES: The real estate taxes paid in 2022 were approximately \$45.08 per acre.

SELLER: Stacia Turner

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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 website and navigate to the "McLean County 244.16 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 utilizing the "Bidder's Choice with Privilege" method. 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 January 15, 2023, 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 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. Buyer shall receive future income from wind agreements.

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 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.

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 Dr., Suite 9
Bloomington, IL 61704



Web Site: www.loranda.com
E-mail: loranda@loranda.com

John D. Moss, President & Auctioneer

IL Auction Company License #: 444000102

Don Meyer, Broker & Auctioneer

IL Auctioneer License #: 441002031

PUBLIC AUCTION



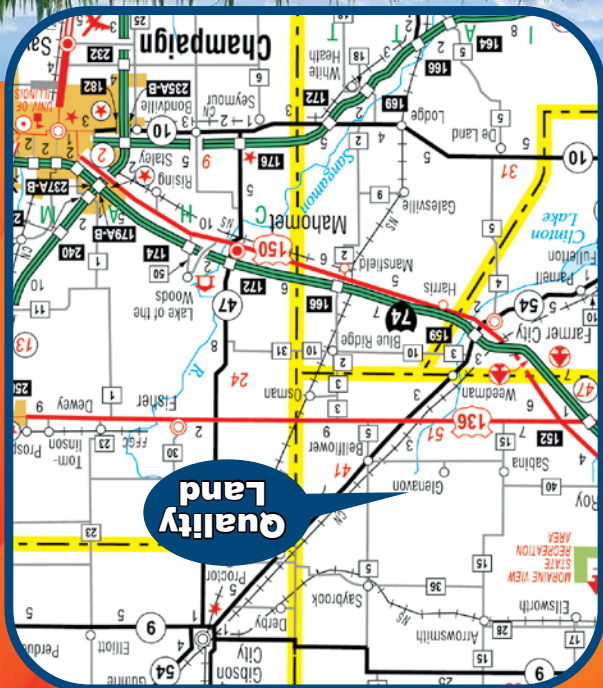
Farmers & Investors

Questions?

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

Bid Your Best Price!

Quality Central Illinois Soils!



**Acres Offered
in Two Separate
Tracts!**

**244±
-16**

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