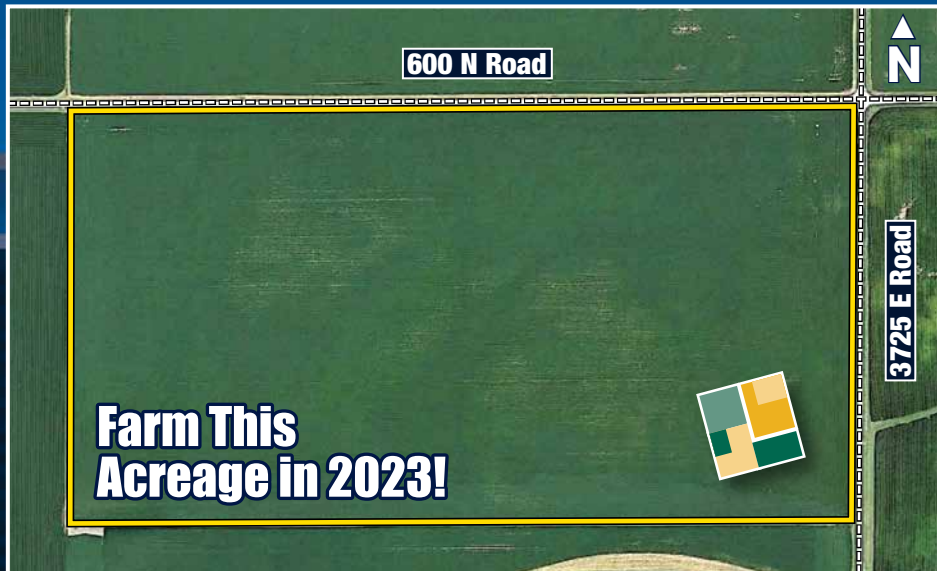


The Loranda Group, Inc.

PUBLIC AUCTION

Located 2.5 miles northwest of Bellflower, IL



84.16[±]

**Acres of Quality Land
with Wind Income**

**Wednesday
FEB. 8
10:00 AM**

Property Information

Tract 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 P.I. - 134.4

Wind Easement: This property has a \$40/Acre "extended term" 20-year acreage rent easement with a 2% annual inflation increase. Additionally there is a 20-year underground wiring easement extending E/W across the tract length (\$0.50/ft. with 2% annual inflation increase). All documents pertaining to the easement are 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

**For Additional Information:
visit www.loranda.com**

Directions

To Property:

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).

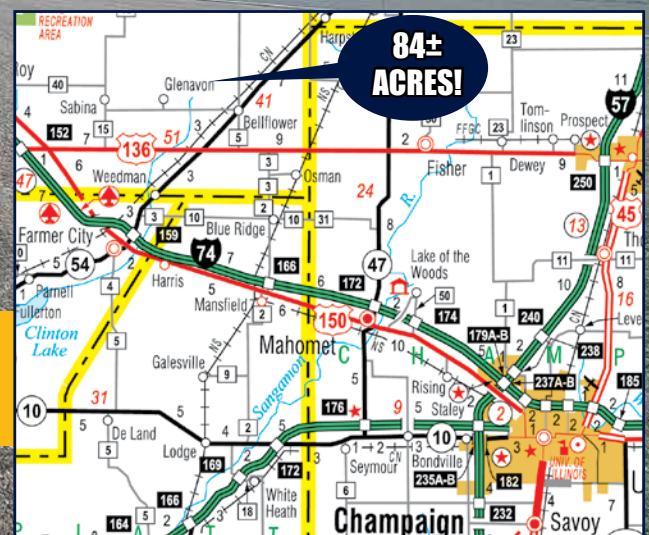
GPS: 40.367016, -88.551002

To Auction Site:

Woodlawn Country Club 902 E 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



**For More Information:
Call Don Meyer
at 309-531-2825**



**Another Loranda
Group Auction
800-716-8189
www.loranda.com**

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 12 hours before the start of the sale. To pre-register, visit the loranda.com website and navigate to the "McLean County 84.16 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 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 March 10, 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.

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: A survey was completed in 2005 and 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/WIND RIGHTS: All mineral rights owned by the Seller will be transferred to the new Buyer at closing. All wind easement rights 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 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: 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

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Bloomington, IL 61704

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



**84.16 +/- Acres of
McLean County, IL
Class A Land!**

Questions?

800-716-8189 • www.loranda.com
loranda@loranda.com

The Loranda Group, Inc.

PUBLIC AUCTION

84.16± Acres Offered in One Tract!

**Wednesday
FEB. 8
10:00 AM**

**Bid Your Best Price On
This Excellent Tract!**

Farmers & Investors!

**Bellflower Township, McLean County, IL
Wind Easement Income Included**

Auction Site:

**Woodlawn Country Club
Farmer City, Illinois**

