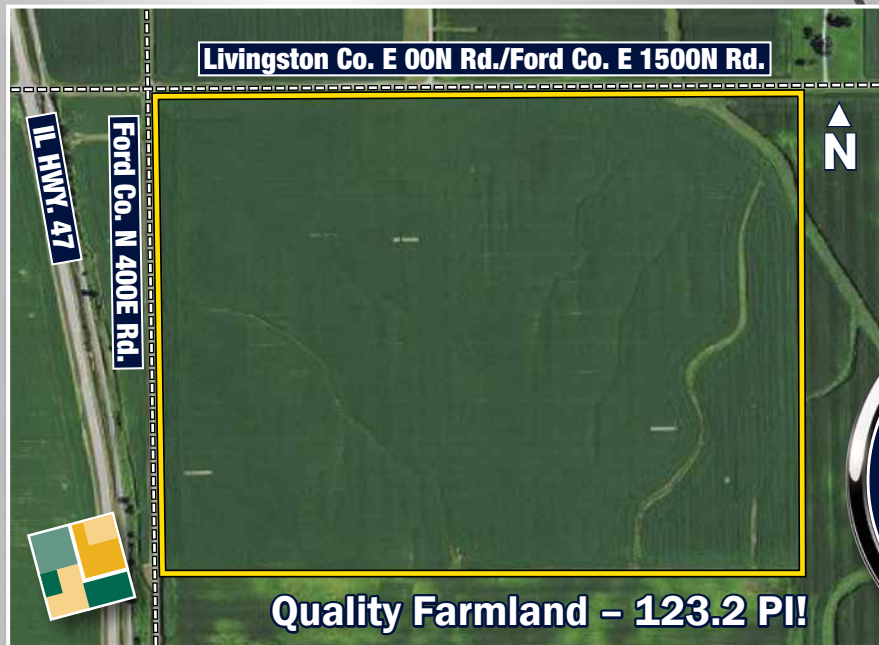


The Loranda Group, Inc.

PUBLIC AUCTION

Located 2 miles N of Sibley, or 28 miles
northeast of Bloomington in Ford County, IL



Tuesday
JUNE 6
10:00 AM

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

Property Information

Tract Description: 120± total acres located in Section 23 of Sullivant Township, Ford County, Illinois, featuring quality soils and abundant road frontage.

F.S.A. Data: 118.85± cropland acres. The estimated corn base is 68.7 acres with a 165 bushel yield; and the estimated soybean base is 41.2 acres with a 43 bushel yield.

Predominant Soils: Elliott silt loam and Ashkum silty clay loam **P.I. - 123.2**

Taxes: The real estate taxes paid in 2022 totaled \$3,757.34.

Seller: The David M. Peterson Trust Farm



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

Directions

To Property:

From the intersection of Illinois Highway 9 and Illinois Highway 47 in the north part of Gibson City, travel north on Highway 47 for 10.7 miles to Livingston County Road 00 North/Ford County Road 1500 North. Turn right/east on County Road 00 North and cross the railroad track. Continue east on County Road 00 North for 1/10 mile (the road will become Ford County Road 1500 North) and the property will be on your right/south. **GPS: 40.616819, -88.380539**

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

For Additional Information:
visit 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 "Ford County 120 Acre - Central IL Farm" where you can view and download instructions for the registration process. Note that your online 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 or before July 6, 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: The farm is leased for 2023 under a cash rental arrangement and Landlord possession will be given to the Purchaser at closing.

TAXES: The 2022 calendar year taxes payable in 2023 shall be paid on or before closing. The 2023 calendar year taxes payable in 2024 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 2023 cash rent lease (\$300/acre with 50% credited from Seller at closing and the balance paid by tenant to Purchaser in the fall according to written lease terms) 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.

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

www.loranda.com

E-mail: loranda@loranda.com

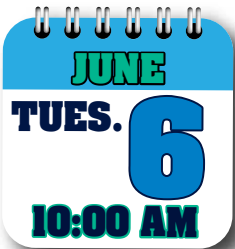


John D. Moss, President & Auctioneer

IL Auction Company License #: 444000102

Don Meyer, Broker/Auctioneer

IL Auctioneer License #: 441002031



**120± Acres of
Ford County
Quality Soils!**

Questions?

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

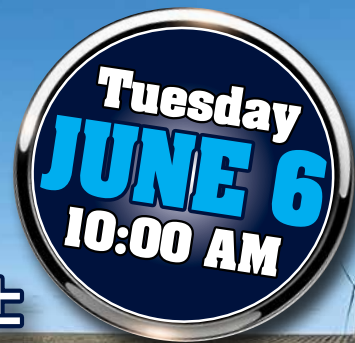
The Loranda Group, Inc.

PUBLIC AUCTION

Located 2 miles N of Sibley, or 28 miles
northeast of Bloomington in Ford County, IL

**Buyer to Receive 100%
of 2023 Cash Rent!**

**120±
Acres in 1 Tract**



Farmers & Investors!

Auction Site:
Railside Golf Club
Gibson City, Illinois