

The Loranda Group, Inc.

FARMLAND AUCTION

Located 2 miles NE of Findlay, 10 miles NE of Shelbyville,
or 25 miles SE of Decatur in Shelby County, IL

**Farmers &
Investors!**

Auction Site:

The Foxmore

222 E. Main St. Shelbyville, IL
(Just west of the Courthouse on the
south side of Main St. / IL Hwy 16)

GPS: 39.4065, -88.7915

**Tuesday,
December 17
10:00 am**

**60.38[±]
ACRES
IN 1 TRACT**

For More Information:

Call **John Moss** @ 217-898-5082
or click on the QR code below

Property Information

Tract Description: 60.38± surveyed acres located in Sections 22 & 27 of Todds Point Township, Shelby County, Illinois, featuring extremely productive soils and abundant road frontage.

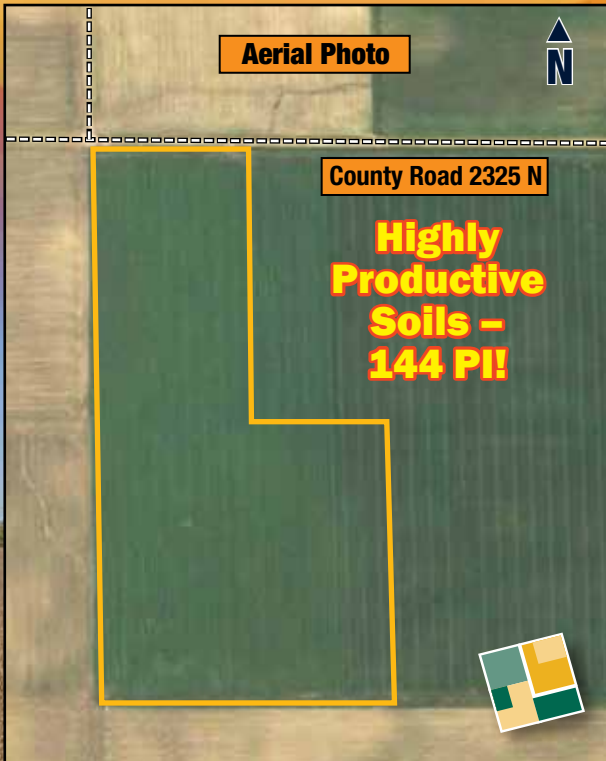
Note - Drainage improvements have been scheduled for this fall. Visit loranda.com for details.

F.S.A. Data: 59± cropland acres.

Predominant Soils: Flanagan silt loam and Drummer silty clay loam
P.I. - 144

Taxes: The real estate taxes paid in 2024 totaled \$3,652.64

Sellers: James N. Christman, Carole W. Christman,
Lawrence Brokaske, and Rebecca S. Christman



loranda.com

Directions

To Property: From the intersection of Shelby County Road 2100 N (Division Street) and Shelby County Road 2100 E (Wright Street) in downtown Findlay, travel north on 2100 East for 2.25 miles to Shelby County Road 2325 North. Turn right/east on 2325 North, travel 0.75 miles, and the farm will be on your right/south.

GPS: 39.5539, -88.7390



AUCTION TERMS & CONDITIONS

BIDDING: Bids will be taken in the room and online utilizing the BidWrangler platform, which can be accessed by scrolling down to "Additional Information" on the property page for the "Shelby County 60 Acre Auction", located on the Loranda website. (loranda.com)

REGISTRATION: To bid online, you must be pre-registered by 8:00 AM on Tuesday, December 17. To pre-register, visit the loranda.com website and navigate to the "Shelby County 60 Acres - Central IL" 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.

If bidding online, the down payment is to be wire transferred within 24 hours of the close of the auction. 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 January 17, 2025, 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: Full possession will be given at closing.

TAXES: The Purchaser shall receive a credit at closing for the 2024 calendar year taxes payable in 2025. The 2024 calendar year taxes payable in 2025 and, all subsequent years, shall be paid by the Purchaser.

INCOME/EXPENSES: The Purchaser and/or the Tenant shall receive all income from the 2025 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income for 2024 and from prior years.

ACCEPTANCE OF BID PRICES: The successful bidder will sign, or be sent a contract to purchase immediately following the close of bidding at the auction via DocuSign. The final bid price is subject to approval by the Seller.

SURVEY: The farm has been recently surveyed and the Buyer will receive a copy on or before closing.

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 for changes, corrections, or additions to the property information.



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www.loranda.com



John D. Moss, President
IL Auction Company Lic. # 444000102
Don Meyer, Broker/Auctioneer
IL Lic. # 441002031



Farmland Auction
Productive Soils - 144 PI!

Questions?

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

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