

The Loranda Group, Inc. Presents

A SEALED BID SALE

Located 4 miles S of Grundy Center,
or 18 miles SW of Waterloo/Cedar Falls
in Grundy County, IA

AGREEMENT TO PURCHASE

150±
Acres in 1 Tract

**Highly
Productive
Farmland**

**BID SUBMISSION
DEADLINE**

**JAN. 28
2025**

**Farmers
& Investors!**

**Bid Your
Best Price!**



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

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SEALED BID SALE

150[±]
Acres in 1 Tract

For Questions:
800-716-8189
loranda@loranda.com



**BID SUBMISSION
DEADLINE**
JAN. 28
2025

SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE: Tuesday, January 28, 2025 at 5:00 P.M. (CT)

SEALED BID SALE PROCEDURE: Bidders will have the opportunity to submit one bid, their best, for the property. A detailed explanation of how to prepare and submit a bid is available on the Loranda website. All sealed bids must be emailed or faxed and must be made in the form of an executed Agreement to Purchase Real Estate at Sealed Bid Sale provided by The Loranda Group. All blanks must be filled in or marked N/A (non applicable). The bid(s) shall not be subject to any contingencies or conditions except as set forth in the Agreement to Purchase. **BIDDERS MUST SUBMIT THEIR BEST BID AS THEY WILL NOT HAVE ANY OPPORTUNITY TO RAISE THEIR BID AT A LATER TIME.**

The sealed bids shall be emailed to loranda@loranda.com or faxed to 888-346-5418.

Only those sealed bids received by 5:00 P.M. (CT) on Tuesday, January 28, 2025 will be considered

DOWN PAYMENT: Within 24 hours of being notified that their bid has been accepted, the Buyer(s) must wire transfer U.S. funds that equals 10% of the amount bid, to the Belin McCormick Trust Account (a Des Moines Law firm). The remainder of the purchase price is payable in cash at closing.

ACCEPTANCE OF BID PRICES: The Seller reserves the right to reject any and all bids. Seller acceptance or rejection of any and all bids shall take place by 5:00 P.M. (CT) on Friday, January 31, 2025. The Seller will make a good faith effort to notify the successful bidder, if any, by telephone, facsimile, or e-mail within 24 hours after acceptance or rejection. A copy of the accepted purchase agreement(s), if any, will be executed and returned to the successful bidder via overnight delivery or email.

BIDDER'S PACKET: A Bidder's Packet will be available to download from the Loranda Group website (www.loranda.com). It will include such items as an Agreement to Purchase Real Estate at Sealed Bid Sale, FSA information, soil maps, and more. All information in the Bidder's Packet or posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. The Bidder's Packet does NOT contain all of the available information relevant for bidders interested in submitting a sealed bid. All interested bidders are responsible for completing their own due diligence concerning the property.

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 February 26, 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: Possession of the real estate will be given at closing.

TAXES: Seller shall pay all unpaid real estate taxes for the fiscal year in which possession is given prorated to closing and any unpaid real estate taxes payable in prior years. Buyer shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Property shall be based upon such taxes for the year currently payable.

INCOME: The Seller/Tenant shall retain all income attributable to the 2024 crop year, and before, and will pay all expenses for the same. All income from the property applicable to 2025 and beyond shall belong to Buyer and/or the Buyer's Tenant.

TENANT REIMBURSEMENT: The 2024 farm tenant is to be reimbursed by the Buyer at closing for

any fertilizer, lime, or tillage expense that was incurred for the benefit of the 2025 crop.

TITLE: Owner hereby agrees to deliver merchantable title to the subject real estate and to furnish to the Buyer an Abstract of Title brought to date. Owner agrees to provide and execute a proper deed conveying the real estate to the Purchaser.

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 Loranda Group, Inc. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the sealed bid sale and do so at their own risk. Neither the Seller nor The Loranda Group, Inc. 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. All information in the Bidder's Packet will take precedence over information in the brochure or any other written or oral communication or statements made.

NOTE: The owner of the tillable land within the excluded area has expressed an interest in selling this acreage. Visit loranda.com for more information.

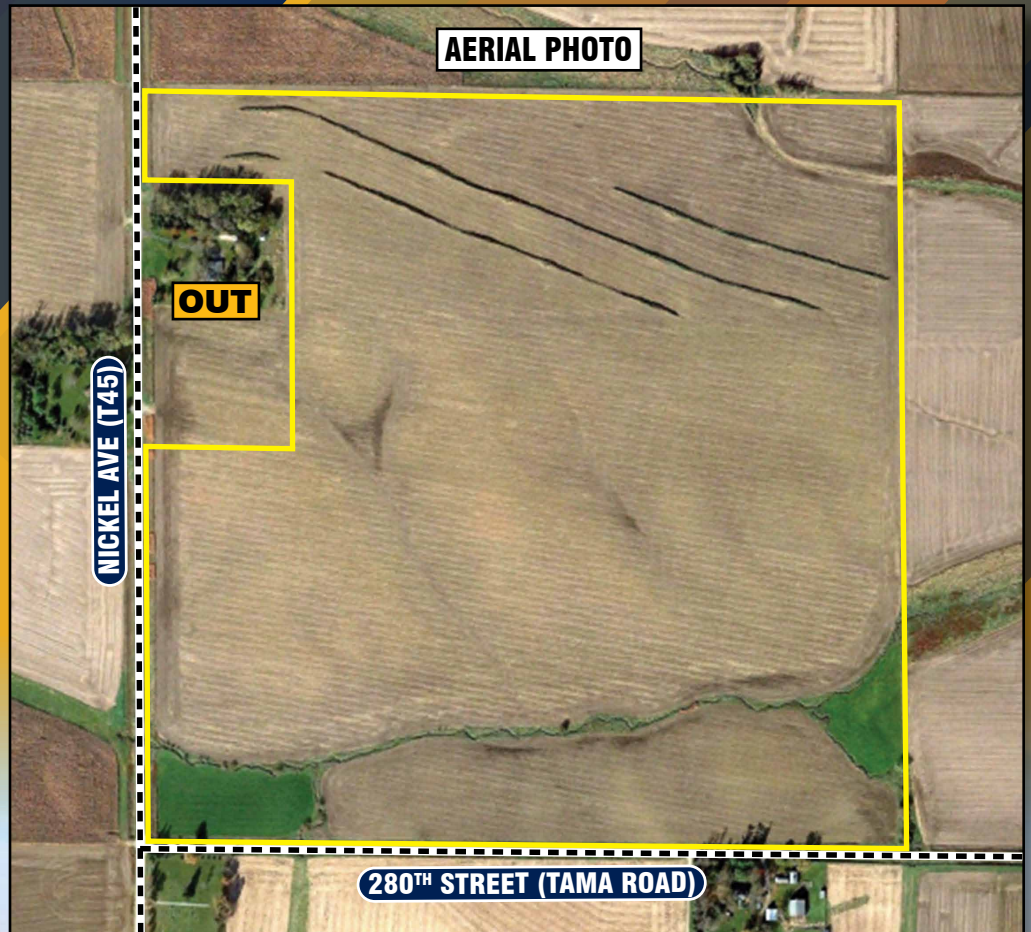


Directions to Property:

From the intersection of IA Hwy 175 (Diagonal Road/G Ave) and Nickel Avenue (T45) on the east side of Grundy Center, travel south on Nickel Avenue for approximately 4 miles and the property will begin on your left (E side of road).

GPS: 42.3033, -92.7574

Check
www.loranda.com
often for the most
current information!



Property Information

Gross Acres: 150, more or less.

Yield History: Corn (2024) 277 Bu/A; (2022) 264 Bu/A | Soybeans (2023) 68 Bu/A; (2021) 82 Bu/A

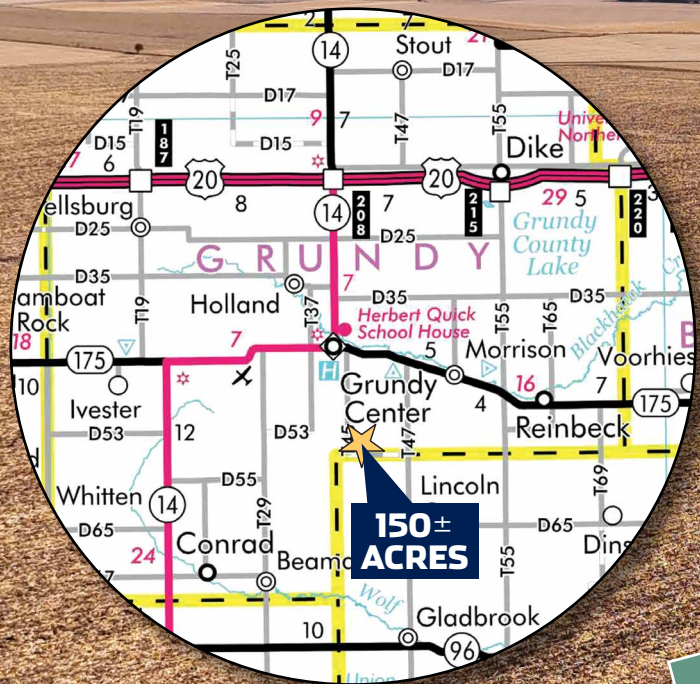
F.S.A. Data: According to the Grundy County Farm Service Agency, this farm contains approximately 142.67 cropland acres. The PLC yields are 187 for corn and 61 for soybeans.

Predominant Soils (Tillable Acres): Tama silty clay loam and Colo silty clay loam (CSR2 – 88)

Improvements: None

Real Estate Taxes: The 2023 taxes to be paid in 2024/2025 are approximately \$6,132.00.

Seller: J/E Farm Properties LLC



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www.loranda.com



The Loranda Group
2105 Eastland Dr., Suite 9
Bloomington, IL 61704



Web Site: www.loranda.com
Email: loranda@loranda.com

John D. Moss, President
IA Licensed Real Estate Broker



Don't Miss This Opportunity!

QUESTIONS?

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