

The Loranda Group, Inc. Presents

A Sealed Bid Sale

Located 2 miles west of Lexington, or 9 miles
NE of Bloomington in McLean County, IL



Farmers & Investors!

46[±]

Surveyed Acres
in 1 Tract

Bid Your Best Price



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



Quality Farmland

Bid Submission Deadline:

TUESDAY MAY 20, 2025

The Loranda Group, Inc.

Sealed Bid Sale

Located 2 miles west of Lexington,
or 9 miles NE of Bloomington in
McLean County, IL



Bid Your Best Price!

Property Information

Surveyed Acres: 46.4, more or less, located in Sections 10 & 11, Township 25 North, Range 3 East of McLean County, IL

Yield History: Corn: (2023) 239 Bu/A; (2021) 224 Bu/A
Soybeans: (2024) 72 Bu/A; (2022) 59 Bu/A

F.S.A. Data: According to McLean County Farm Services Agency, the farm contains approximately 44.14 Cropland Acres and 0.6 acres in CRP waterways. The PLC yields are 171 for corn and 50 for soybeans.

Predominant Soils: Mayville silt loam, Saybrook silt loam, and Sable silty clay loam (PI – 120.3)

Improvements: None

Real Estate Taxes: The 2023 taxes paid in 2024 were \$1775.12 or approximately \$38.02 per taxable acre.

Seller: Shirley Gentes Trust – Julie Brannan & Mike Gentes, co-trustees

46.4[±]

Surveyed Acres in 1 Tract

Directions to Property

From Interstate 55 (Exit 178) at Lexington, travel east on PJ Keller Highway (County Road 8) for approximately 0.75 miles to stop sign, Turn Right (south) onto Spencer Street (County Road 23) and follow curve to stop sign at U.S. Route 66. Turn right (south) on U.S. 66 and travel 1.3 miles to Dameron Road (2350 North Road). Turn right (west) on Dameron Road and travel 1.6 miles to 2250 East Road. Turn right (north) on 2250 East Road and travel 1.25 miles following 2 road curves and the property will be on your left (west side of road).

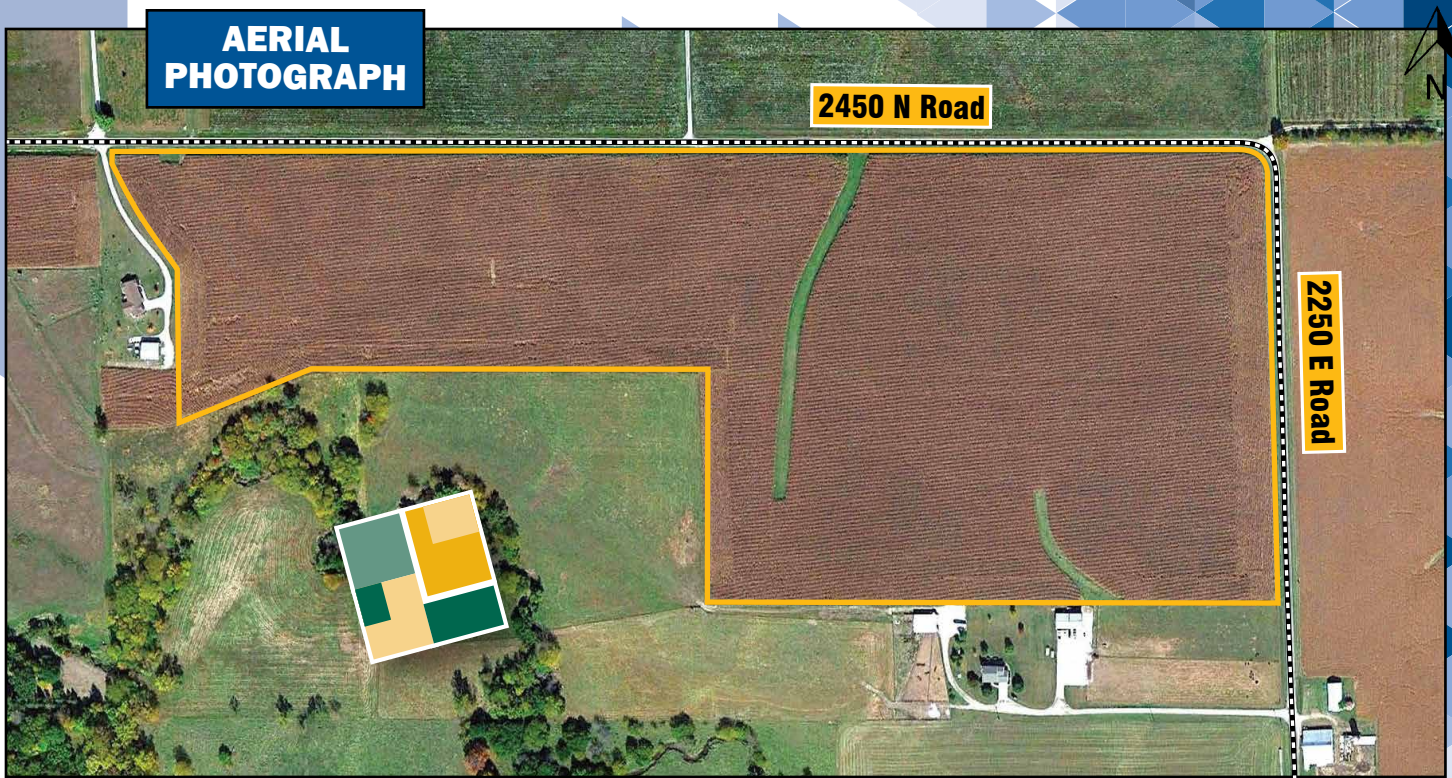
GPS: 40.6399, -88.8422

Google Maps Street Address:
22095 East 2450 North Road, Lexington, IL

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

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TUESDAY MAY 20, 2025

SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE:
Tuesday, May 20, 2025 at 5:00 P.M. (CDT)

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 either be emailed or personally delivered to Broker Don Meyer 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 either be emailed to donemeyer@gmail.com or delivered in person to Don Meyer (309.531.2825).

Only those sealed bids received by 5:00 P.M. (CDT) on Tuesday, May 20, 2025 will be considered.

DOWN PAYMENT: Within 24 hours of being notified that their bid has been accepted, the Buyer(s) must pay by check or wire transfer U.S. funds that equals 10% of the amount bid, to the Chicago Title Company in Bloomington, IL. The remainder of the purchase price is payable in cash or by wire transfer 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. (CDT) on

Thursday, May 22, 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 June 20, 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: Seller's (Landlord's) possession of the real estate will be given at closing.

TAXES: Seller shall pay 2024 real estate taxes payable in 2025. Buyer(s) shall pay all 2025 real estate taxes payable in 2026 and subsequent real estate taxes.

INCOME: The property is leased for 2025 under a variable cash rent arrangement, the terms of which can be found on the Loranda website. The property is not leased for 2026.

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.

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.



The Loranda Group

2105 Eastland Dr., Suite 9
Bloomington, IL 61704

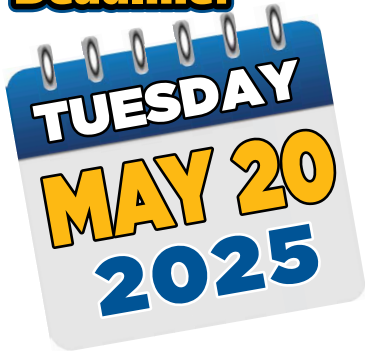


Web Site: www.loranda.com
E-mail: loranda@loranda.com

John D. Moss, President

Don Meyer, Broker/Auctioneer
IL Licensed Real Estate Broker

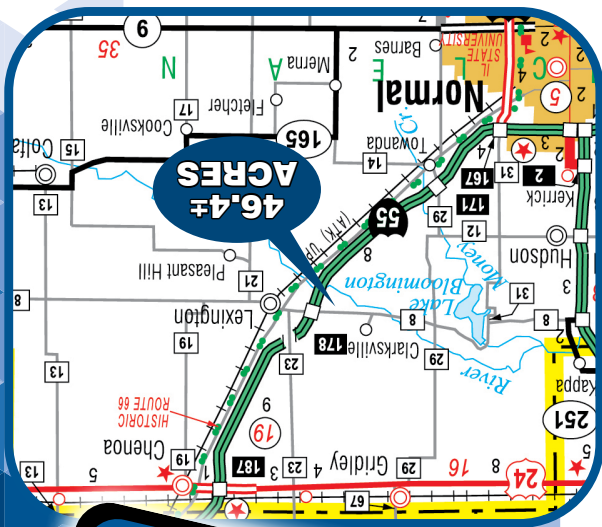
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Questions?

Call Don Meyer @ 309.531.2825
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