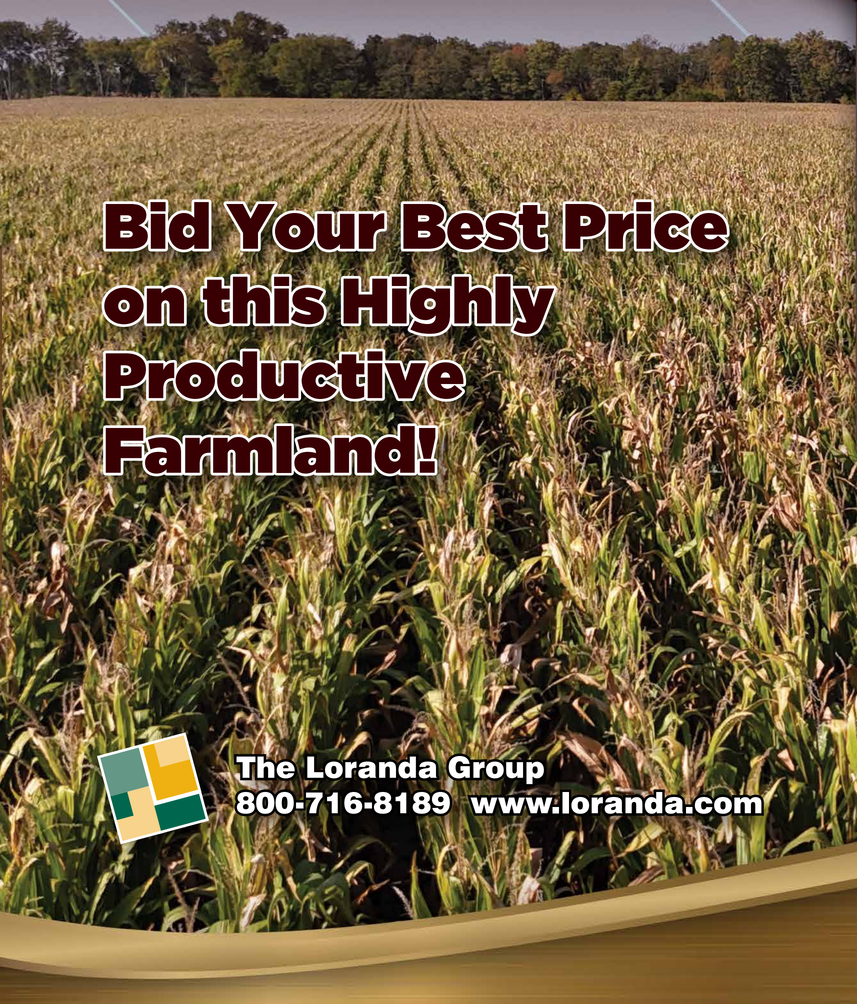
The Loranda Group, Inc. Presents

A SEALED BID SALE

Bid Submission Deadline
Wednesday
NOV. 19

48± Acres in 1 Tract

Located 3.5 miles E of Flora, or 15 miles NW of Kokomo in Carroll County, IN



Bid Your Best Price on this Highly Productive Farmland!

Farmers & Investors!

The Loranda Group
800-716-8189 www.loranda.com

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SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE: Wednesday November 19, 2025 at 5:00 P.M. (ET)

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. (ET) on Wednesday, November 19, 2025 will be considered.

DOWN PAYMENT: Within one business day 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 Columbia Title Trust Account, Delphi, IN. 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. (ET) on Friday, November 21,2025. 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.

PROPERTY/SALE MATERIALS: Information about the property and the sale 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 posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. The documents on the website may 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 December 19, 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 property will be given at closing.

SURVEY: The property will be surveyed and the final purchase price will be based on the number of surveyed acres.

TAXES: Seller shall give the Buyer a credit at closing for the 2025 real estate and drainage taxes payable in 2026.

INCOME: The Seller/Tenant shall retain all income attributable to the 2025 crop year, and before, and will pay all expenses for the same. All income from the property applicable to 2026 and beyond shall belong to Buyer and/or the Buyer's Tenant.

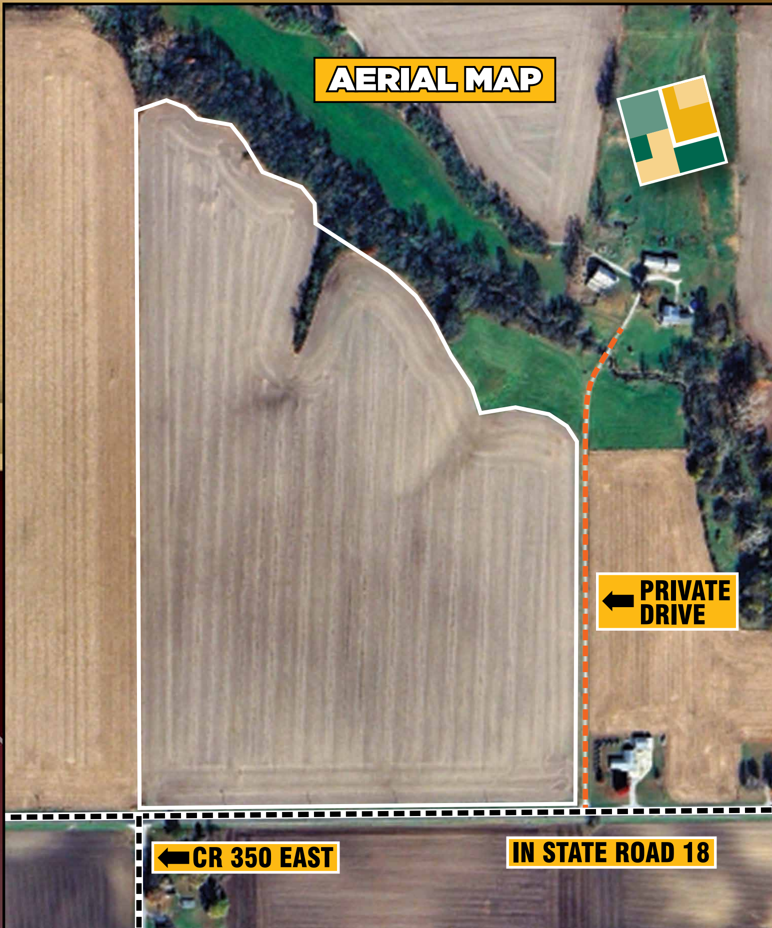
ADJOINING PROPERTY: The driveway east of of the subject property is private and cannot be used by the Purchaser. A culvert for ingress and egress to the property is located in the state highway ditch. Visit www.loranda.com for more details.

TITLE: Owner will furnish the Buyer an Owner's Policy of Title Insurance in the amount of the purchase price and will provide a proper 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.**



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Directions to Property

From the intersection of IN State Highways 18 & 75 in Flora, travel east on Highway 18 for approximately 3.5 miles and the property will begin on your left (N side of Road).

GPS: 40.5475, -86.4577

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

Property Information:

GROSS ACRES: 48, more or less.

YIELD HISTORY:
Corn (2025) T.B.D; (2023) 227 Bu/A
Soybeans (2024) 76 Bu/A; (2022) 71 Bu/A

F.S.A. DATA: According to the Carroll County Farm Service Agency, this farm contains approximately 47.47 cropland acres. The PLC yields are 138 for corn and 48 for soybeans. Note – this farm is part of a larger unit for FSA purposes.

PREDOMINANT SOILS: Fincastle-Starks silt loams and Cyclone silty clay loam (NCCPI – 86.3)

IMPROVEMENTS: None

REAL ESTATE TAXES: The 2025 taxes to be paid in 2026 are approximately $21.00 per acre. Note – this farm is part of a larger unit for assessment and tax purposes and all figures are estimated.

SELLER: The Gilbert Family

The Loranda Group
6417 N CR 600 W
Mulberry, IN 46058
2105 Eastland Dr., Suite 9
Bloomington, IL 61704

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

John D. Moss, President
IN Licensed Real Estate Broker
RB14028781

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Questions?
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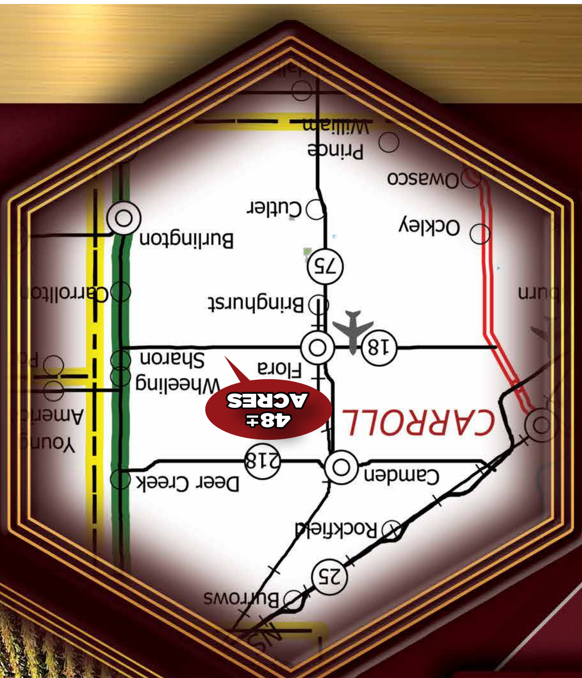
Another Loranda Group Land Sale



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