

The Loranda Group, Inc.

ONLINE ONLY FARMLAND AUCTION

Located 4 miles NW of Goodfield or
10 miles E of Peoria in Tazewell County, IL

Highly Productive
Soils - 142.7 P.I.!

Wednesday,
December 10
10:00 am

78.49[±]
ACRES
IN 1 TRACT

For More Information:
Call **John Moss** @ 217-898-5082
or visit www.loranda.com



Property Information

Tract Description: 78.49± acres located in Section 33 of Washington Township, Tazewell County, Illinois, featuring extremely productive soils and abundant road frontage.

Yield History: Corn: 2025 - 251 Bu/A, 2022 - 240 Bu/A
Soybeans: 2024 - 77 Bu/A, 2023 - 79 Bu/A

F.S.A. Data: See loranda.com for information

Tillable Acres: 76.98 (FSA)

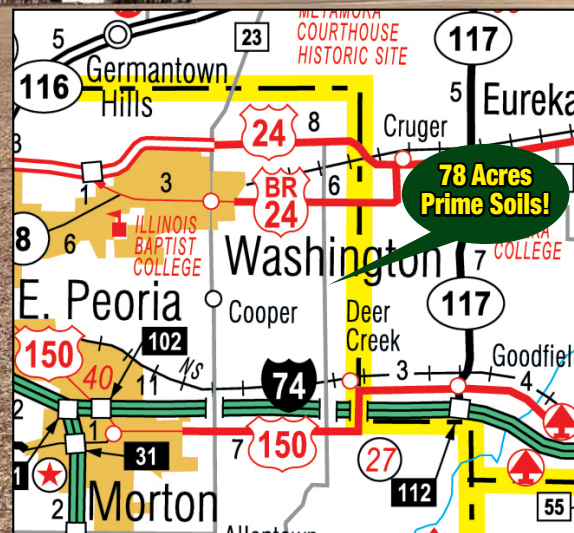
Predominant Soils: Ipava silt loam and Sable silty clay loam
P.I. - 142.7

Taxes: The real estate taxes paid in 2025 totaled \$4,916.70

Seller: John W. Hunziker

Directions

To Property: From I-74 Exit 112 at Goodfield, travel north on Illinois Highway 117 for 2.75 miles to Woodford County Road 500 North. Turn left/west on 500 North (which will become Cooper Road), travel 2.75 miles, and the farm will be on your right/north. **GPS: 40.6619, -89.3464**



AUCTION TERMS & CONDITIONS

BIDDING: Bids will be taken online utilizing the BidWrangler platform.

REGISTRATION: **YOU MUST BE PRE-REGISTERED BY 9:00 AM ON WEDNESDAY, DECEMBER 10.** To pre-register, visit the loranda.com website and navigate to the "Tazewell County 78 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 earnest money must be wire transferred to the title company within 24 hours of contract signing. The balance 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 13, 2026, 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 2025 calendar year taxes payable in 2026. The 2025 calendar year taxes payable in 2026 and, all subsequent years, shall be paid by the Purchaser.

INCOME/EXPENSES: The Purchaser and/or the Tenant shall receive all income from the 2026 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income for 2025 and from prior years.

TILLAGE REIMBURSEMENT: The Purchaser shall reimburse the Seller at closing for any fall tillage work completed for the 2026 crop.

ACCEPTANCE OF BID PRICE: The successful bidder will be emailed a purchase agreement via DocuSign immediately following the close of the bidding at the auction. The final bid price is subject to approval by the Seller.

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.



The Loranda Group
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www.loranda.com

John D. Moss, President

IL Auction Company Lic. # 444000102

Don Meyer, Broker/Auctioneer

IL Lic. # 441002031



Farmers & Investors!
Productive Soils - 142.7 PI!

Questions?

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

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