



PUBLIC LAND AUCTION

Online and In-Person
155.18 +/- Acres in Ford County, IL

SELLER: Barbara F. Harris

Tuesday, November 29, 2022 at 10:00 AM

THE LORANDA GROUP, INC.

2105 Eastland Drive, Suite 9, Bloomington, IL 61704
www.loranda.com 800.716.8189 loranda@loranda.com

John D. Moss, President – IL Auction Company License #444000102
Don Meyer, Auctioneer – IL Auctioneer License #441002031

BIDDING PROCEDURES TO KEEP IN MIND

1. All bidding is open and public. You or your legally authorized representative (i.e., someone with power of attorney) must be present to bid, unless you were preapproved to bid online. Watch the auctioneer and the bid assistants. They will take your bid and assist you with any questions.
2. Bidding will be in dollars per acre, and the purchase price on the contract will be determined by multiplying the high bid by 155.18 acres.
3. **YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING**, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
4. Bid increments are at the discretion of the auctioneer throughout the auction.
5. By registering to bid and obtaining a bidder's number, you are agreeing to abide by the bidding procedures and the terms and conditions of sale for this auction.

TERMS OF SALE

1. The successful bidder will be required to execute a purchase contract immediately after the auction. Online bidders will be provided with the contract through DocuSign.
2. 10% of the purchase price is due as a down payment at the close of the auction upon signing a purchase contract. A cashier's check, wire transfer, personal check, or corporate check (as long as it's immediately negotiable) is satisfactory for the down payment.
3. The sale is subject to confirmation and acceptance of the final bid price by the Seller.
4. Closing will take place on or before December 28, 2022. If applicable closing documents are not available at that time, the Seller may elect to delay closing until a date within 15 days after such time as these documents become available. Under no circumstances will closing be delayed to accommodate the Buyer or the Buyer's lender.
5. The Seller will provide the Buyer a deed and an owner's title insurance policy in the amount of the purchase price.
6. The Seller will credit the Buyer at closing for the 2022 real estate taxes in 2023, based on the most recent ascertainable tax figures available. The Buyer will assume and pay real estate taxes payable in 2023 and beyond.
7. The Seller/Tenant shall retain all income attributable to the 2022 crop year, and before, and will pay all crop expenses for the same. All income from the property applicable to the crops planted in 2023 shall belong to Purchaser and/or the Purchaser's Tenant.
8. Possession of the tillable land will be given at closing. Possession of the grain bin will be given on March 1, 2023.

9. The sale of the property is subject to an Option to Purchase a Perpetual Right and Easement with Ford County Wind Farm LLC. The Option encumbers 100 feet along the entire North property line. Seller agrees to cooperate with Buyer and Ford County Wind Farm in transferring its right, title and interest in and to the Option to Buyer.
10. Any mineral rights owned by the Seller will be transferred to the Buyer at closing.
11. Your bidding at this auction is based solely upon your own inspection and due diligence. All real estate and any improvements are sold on an "AS IS, WHERE IS, WITH ALL FAULTS" basis without any warranties or representations as to fitness for a particular use, access, water quality or quantity, physical or environmental condition. 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. All acreages and boundaries are approximate. Please refer to the Disclaimer and Absence of Warranties paragraphs in the auction brochure and the Agreement to Purchase Real Estate at Public Auction, both of which are included in your Bidder's Packet and posted on our website for your review. It is the responsibility of each bidder to become familiar with this information.
12. The auctioneer, The Loranda Group, Inc., along with their representatives, are agents of the Seller and not the Buyer.
13. All real estate is sold subject to all other terms and conditions set forth in the Agreement to Purchase Real Estate at Public Auction, and to the title exceptions set forth in the Title Commitment. They are posted on the information board and online and we encourage you to review them prior to the start of the auction.

**ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER
THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**We appreciate your interest in this offering. If you have any questions or need additional information,
please feel free to talk to a Loranda Group representative.**

