



THE LORANDA GROUP, INC.

# PUBLIC AUCTION

Located near Lincoln in Logan County, IL

**976<sup>.36</sup>±**  
**Acres in 7 Tracts**

**Quality Farmland  
Class "A" Soils**



**THURSDAY  
SEPT. 14  
10 AM**

**Auction Site:**  
**Lincoln Banquet Center**  
Lincoln, IL

**Farmers & Investors!**

**Buyers To Receive Landlord's  
Share of 2023 Crops!**

Another Loranda  
Group Auction  
800-716-8189  
[www.loranda.com](http://www.loranda.com)





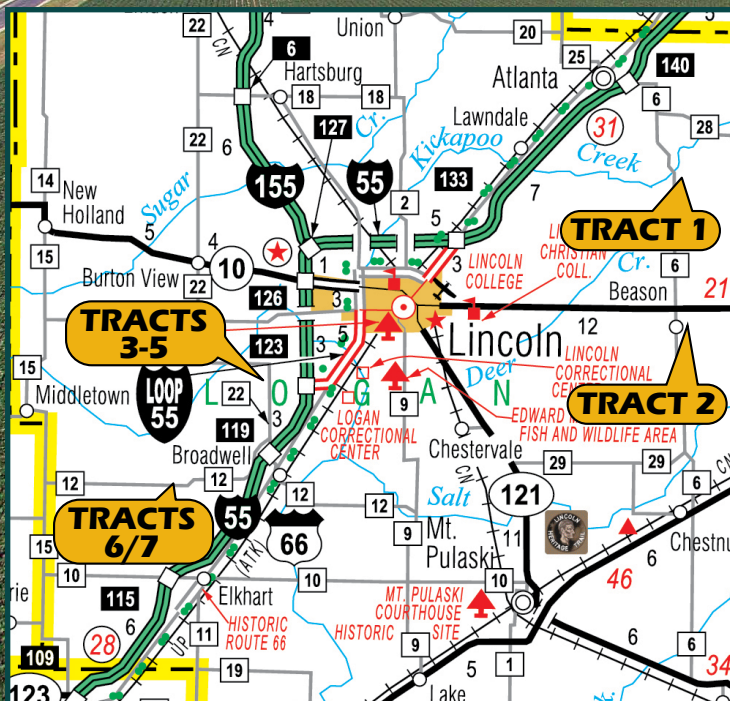
# The Hickey Family

and their relatives have been well established in Logan County for generations. One member served as the first land agent for the Scully family when they started buying land in the area. The quality tracts selling at this auction, owned by Hickey Farms, LLC, have not been for sale for decades and are ideally situated in the prime farming area of Central Illinois.

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## PROPERTY INFORMATION

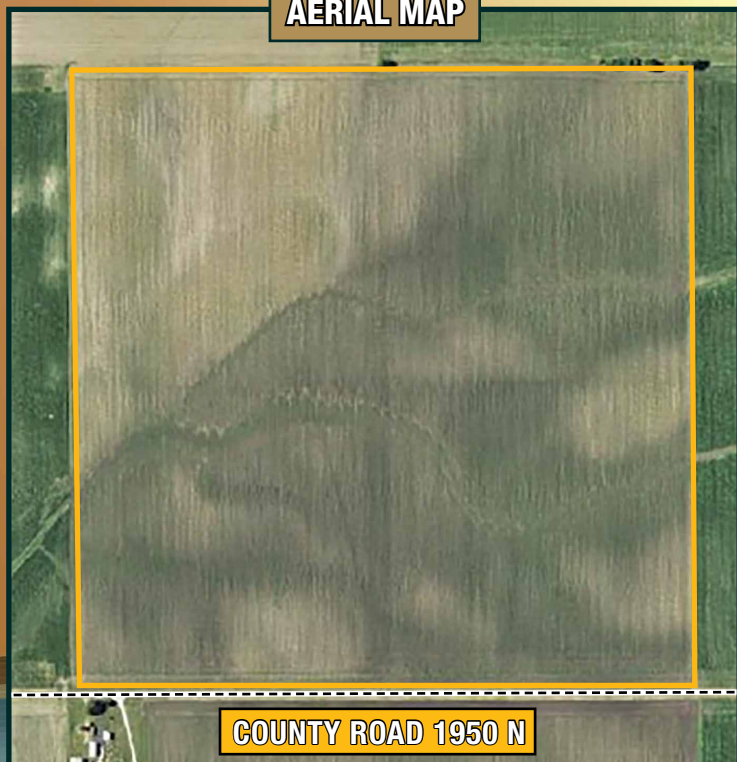
	Tract 1	Tract 2	Tract 3	Tract 4	Tract 5	Tract 6	Tract 7
<b>Location</b>	S10/11, 20N, 1W	S35, 20N, 1W	S18, 19N, 3W	S17, 19N, 3W	S19/20, 19N, 3W	S25/26, 19N, 4W	S36, 19N, 4W
<b>Total Acres</b>	160	160	100.34	80	169.88	160	146.16
<b>Cropland Acres</b>	154.8	155.7	78.39	79.15	171.02	150.6	136.53
<b>Improvements</b>	-	-	Barn, Shed, 3 Bins	-	-	-	-
<b>Productivity Index</b>	140.2	140.4	128.4	140.6	142	136.1	139.5
<b>Predominant Soils</b>	Sable Silty Clay Loam Ipava Silt Loam Plano Silt Loam	Sable Silty Clay Loam Ipava Silt Loam Elburn Silt Loam	Ipava Silt Loam Keomah Silt Loam Tama Silt Loam	Ipava Silt Loam Tama Silt Loam Osco Silt Loam	Ipava Silt Loam Sable Silty Clay Loam Osco Silt Loam	Osco Silt Loam Ipava Silt Loam Tallula-Bold Silt Loams	Ipava Silt Loam Osco Silt Loam Sable Silty Clay Loam
<b>R.E. Taxes</b>	\$8,001.76	\$7,813.38	\$3,641.20	\$3,712.62	\$8,701.60	\$6,484.00	\$6,199.82

**For additional information, please visit [loranda.com](http://loranda.com).**



# TRACT 1

AERIAL MAP



COUNTY ROAD 1950 N

2018-22 Average Yields: C: 241, B: 64



**Acres:** 160±

**Directions To Property:** From IL Highway 10 at Beason, IL (east of Lincoln), travel north on County Highway 6 (2150 E) for 3.5 miles to County Road 1950 North. Turn right/east on 1950 N, travel 0.25 mile and the farm will be on your left/north. **GPS: 40.2013, -89.1858**

# TRACT 2

AERIAL MAP



COUNTY ROAD 1500 N

COUNTY ROAD 2250 E

2018-22 Average Yields: C: 230, B: 68

**Acres:** 160±

**Directions To Property:** From IL Highway 10 at Beason, IL (east of Lincoln), travel south on County Highway 6 (2150 E) for 1 mile to County Road 1500 North. Turn left/east on 1500 N, travel 0.50 mile and the farm will be on your left/north. **GPS: 40.1367, -89.1788**





# TRACTS 3-5

## AERIAL MAP



**2018-22 Average Yields: C: 229, B: 75**

**Tract 3 Acres:** 100.34±

**Tract 4 Acres:** 80±

**Tract 5 Acres:** 169.88±

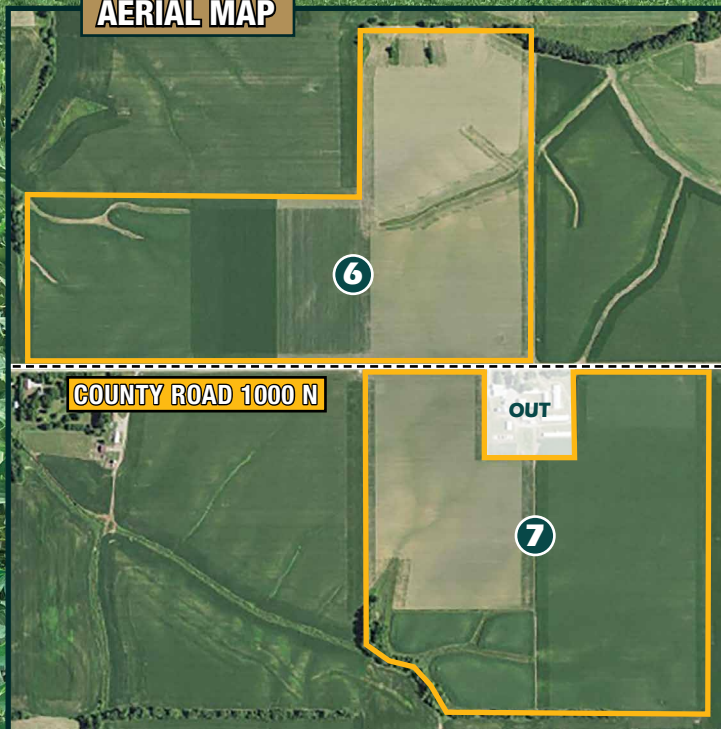
**Directions To Property:** From Broadwell, IL (south of Lincoln), travel north on County Highway 22 (800 E) for 1 mile to County Road 1193 North/1200 North. Turn left/west on 1193 N, travel 0.50 mile and Tract 4 will be on your right. Continue traveling west and Tract 5 on your left and Tract 3 on your right.

**GPS:** 40.0934, -89.4608



# TRACTS 6 & 7

## AERIAL MAP



**2018-22 Average Yields: C: 240, B: 78**

**Tract 6 Acres:** 160±

**Tract 7 Acres:** 146.16±

**Directions To Property:** From Broadwell, IL (south of Lincoln), travel west on County Highway 12 (1025 N – 1000 N) for 2.6 miles and Tract 7 will be on your left. Continue traveling west and Tract 6 will be on your right.

**GPS:** 40.0645, -89.4993





# AUCTION TERMS & CONDITIONS

**BIDDING:** Bids will be taken live (at the auction site) and online utilizing the BidWrangler platform

**REGISTRATION:** If bidding online you must be pre-registered at least 12 hours before the start of the sale. To pre-register, visit the [loranda.com](http://loranda.com) website and navigate to the "Logan County 976 Acre 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 in seven tracts and will use the "Bidder's Choice with Privilege" method of sale. The high bidder in Round 1 will have the right to purchase either an individual tract or multiple tracts at the high bid price. If this bidder does not choose all the tracts, then additional rounds of bidding will occur until all the remaining parcels are selected. All bidding will be in dollars per acre.

**DOWN PAYMENT:** The 10% down payment is to be wire transferred to the title company within 24 hours of the signing of the auction agreement. The remainder 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 October 20, 2023, 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:** The farm is leased for 2023 under a crop share arrangement. All the Landlord rights/responsibilities (both income and expenses) will be assigned to the Purchaser at closing.

**TAXES:** The 2022 calendar year taxes payable in 2023 shall be paid on or before closing. The 2023 calendar year taxes payable in 2024 and, all subsequent years, shall be paid by the Purchaser.

**INCOME/EXPENSES:** The Purchaser(s) is to reimburse the Seller at closing for all the Landlord crop expenses attributable to the 2023 crop year. A summary of the expenses can be found on the Loranda website. The current tenant will deliver all the Landlord bushels for 2023 to a local elevator.

**ACCEPTANCE OF BID PRICES:** The successful bidder will sign a contract to purchase immediately following the close of bidding at the auction. The final bid price is subject to approval by the Seller.

**SURVEY:** No survey will be provided as part of this sale.

**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](http://loranda.com) website, or arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

**NOTE:** Video taping, photography, and/or announcements will be allowed on auction day ONLY with prior approval from The Loranda Group, Inc.

**SELLER:** Hickey Farms LLC Scott Arnold, Agent.



**Quality Farmland  
Class "A" Soils**

## DIRECTIONS

**TO AUCTION SITE:**  
**Lincoln Banquet Center**  
**201 Madigan Drive, Lincoln, IL**

From the intersection of IL Highway 10 (Woodlawn Road) and Interstate 55 on the west side of Lincoln, travel east on Highway 10 for 0.5 mile to Madigan Drive. Turn right/south on Madigan Drive, travel 400 feet, and the auction site will be on your right.

**GPS: 40.1566, -89.4085**

**For More Information:**  
**Call John Moss @**  
**800-716-8189**



LORANDA WEBSITE





THE LORANDA GROUP, INC.

# PUBLIC AUCTION

Located 30 miles SW of Bloomington, or 25 miles NE of Springfield, in Logan County, IL

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**John D. Moss, President**  
IL Auction Company Lic. # 44400102  
**Don Meyer, Broker/Auctioneer**  
IL Lic. # 441002031



Web Site: [www.loranda.com](http://www.loranda.com)  
E-mail: [loranda@loranda.com](mailto:loranda@loranda.com)

**The Loranda Group**  
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