

The Loranda Group, Inc.

PUBLIC AUCTION

Located 1 mile N of Roanoke, 25 miles NW of Bloomington, or 25 miles E of Peoria in Woodford County, IL

AERIAL PHOTO

Extremely
Productive
Farmland
142.4 PI!

COUNTY ROAD 1600N

Tuesday,
SEPT. 12
10 am

40±
ACRES
IN 1 TRACT

For More Information:

Call **Don Meyer** @ 309-531-2825

Property Information

Tract Description: 40± total acres located in Section 3 of Roanoke Township, Woodford County, Illinois, featuring extremely productive soils and abundant road frontage.

F.S.A. Data: 40.2± cropland acres. The estimated corn base is 24.6 acres with a 170 bushel yield; and the estimated soybean base is 15.6 acres with a 46 bushel yield.

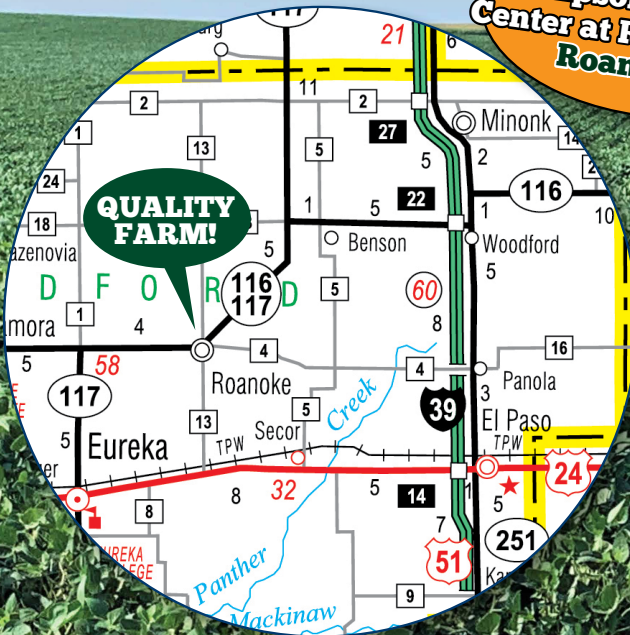
Predominant Soils: Sable silty clay loam, Ipava silt loam, and Buckhart silt loam P.I. - 142.4

Taxes: The real estate taxes paid in 2023 totaled \$2,360.28.

Seller: The Donna D. Schirer Trust Farm

For Additional Information: Visit www.loranda.com

Auction Site:
Thompson Community
Center at Roanoke Park
Roanoke, IL



Farmers & Investors!

Directions

To Property: From the intersection of IL Highway 116/117 and Main Street in Roanoke, travel north on Main Street for approximately 1.8 miles to County Road 1600 North. Turn left/west on 1600 North, travel 0.25 miles, and the farm will begin on your right/north. **GPS: 40.8231, -89.2043**

To Auction Site: Thompson Community Center at Roanoke Park, 609 Victory Street, Roanoke, IL From the intersection of IL Route 116/117 and Green Street in Roanoke, travel north on Green Street for 4 blocks to Victory Street. Turn left/west on Victory Street and drive through Roanoke Park until you reach the Thompson Community Center, which is just off the main parking area. **GPS: 40.7997, -89.2069**



Another Loranda
Group Auction

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 website and navigate to the "Woodford County 40 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 down payment can be paid in cash, wire transfer, or by personal check, corporate check, or cashier's check. 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 17, 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 and Landlord possession will be given to the Purchaser at closing. The 2023 lease will be terminated prior to closing.

TAXES: The Purchaser shall receive a credit at closing for the 2023 calendar year taxes payable in 2024. The 2024 calendar year taxes payable in 2025 and, all subsequent years, shall be paid by the Purchaser.

INCOME/EXPENSES: The Purchaser and/or the Tenant shall receive all income from the 2024 crop, and all subsequent years, and pay all expenses for the same. The Seller/Tenant shall retain all income for 2023 and from prior years.

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 website, or arrive prior to the scheduled auction time to inspect any changes, corrections, or additions to the property information.

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

PUBLIC SAFETY: This sale will be conducted live within current health rules for public gatherings, which may include the use of masks, social distancing, and other restrictions.



The Loranda Group

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Bloomington, IL 61704

Website: www.loranda.com

Email: loranda@loranda.com



John D. Moss, President

IL Auction Company License #444000102

Don Meyer, Auctioneer

IL License # 441002031

Farmers & Investors!



Questions?

Call The Loranda Group @ 800-716-8189

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