

The Loranda Group, Inc.

# PUBLIC AUCTION

Located 2 miles N of Byron, or  
10 miles SW of Rockford  
in Ogle County, IL

**436<sup>±</sup>**  
Acres in 5 Tracts

**Bid Your Price on  
Productive  
Farmland & Pasture!**

**Tuesday  
MAR. 12  
1:00 pm**



**Farmers &  
Investors**



**Farm This Acreage  
in 2024!**



## **Auction Site:**

PrairieView Golf Club Pavilion,  
6734 N German Church Road, Byron, IL

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



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## AUCTION TERMS & CONDITIONS

**BIDDING:** Bids on tracts 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 2 hours before the start of the sale. To pre-register, visit the [loranda.com](http://loranda.com) website and navigate to the "Ogle County 436 Acre Auction" 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 5 tracts using the "Bidders Choice w/ Privilege" method of sale. 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 April 12, 2024, 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:** Farming rights are available for the 2024 crop year.

**TAXES:** At closing, the Seller will credit the Purchaser for

the 2023 real estate and drainage taxes due in 2024. The 2023 taxes payable in 2024, and all subsequent years, shall be the responsibility of the Buyer.

**INCOME/EXPENSES:** The Purchaser and/or their 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 and pay all expenses 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:** Any need for a survey shall be determined solely by the Seller. At the Seller's option, Seller shall provide a survey for any parcel where there is no existing legal description or where new boundaries are created by the tract divisions at the auction. The cost of any survey shall be equally shared by the Seller and Buyer(s). Closing prices shall be adjusted to reflect any difference between advertised and surveyed acres.

**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.

**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 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 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.

# DIRECTIONS

## TO PROPERTY:

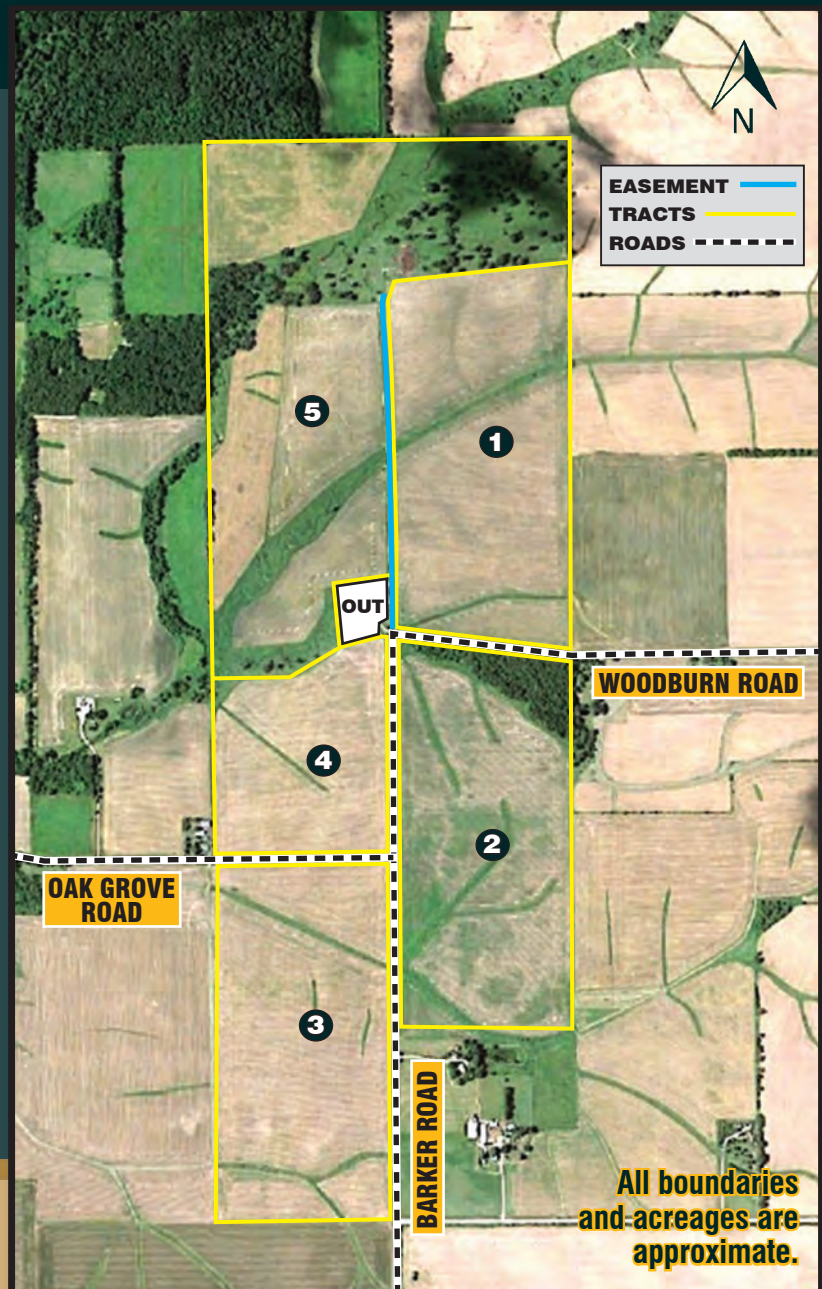
From the IL Hwy. 72 bridge over the Rock River, head north on IL Hwy. 72 for 600' to Blackhawk Dr. (IL Hwy. 2). Turn left/west on Blackhawk Drive and travel 1 block to N Walnut Street. Turn right/north on N Walnut Street and travel 3.25 miles (Walnut Street will become Barker Road) and the property will be on your left/west.

**GPS: 42.1737, -89.2553**

## TO AUCTION SITE:

**Prairie View Golf Club Pavilion – 6734 N German Church Road, Byron, IL:**  
From the IL Hwy. 72 bridge over the Rock River, head south on IL Hwy. 72 to the stop. Continue south from the stop intersection on N German Church Road for approximately 0.5 mile and the entrance to the golf course will be on your right. Continue for 200' and the parking lot for the auction site will be on your left.

**GPS: 42.1118, -89.2546**



## Property Information:

This farm is a unique combination of predominately tillable land and pasture, located in Sections 8 and 17 of Byron Township, T25N, R11E, Ogle Co., IL

## Tract Descriptions:

**Tract 1:** 81± total acres of productive soils.

**Tract 2:** 89± total acres of mostly tillable land.

**Tract 3:** 80± total acres of good ground with plenty of road access.

**Tract 4:** 43± total acres that's ready to farm in 2024!

**Tract 5:** 143± total acres of tillable land and pasture. The lane on the east side of this acreage will be part of Tract 5 and an easement will be provided over the lane for the benefit of Tract 1.

**F.S.A. DATA:** 346.1± tillable acres. For more detailed information on each tract, click on the QR code below.

**PREDOMINANT SOILS:** Griswold loam, Myrtle silt loam, LaRose silt loam, & Pecatonica silt loam: P.I. – 118.1

**TAXES:** The real estate taxes paid in 2023 were \$10,248.22

**SELLER:** Bank of America, N.A., successor to Continental Illinois National Bank and Trust Company of Chicago, as trustee under the Webster H. Burke Testamentary Trust established under the last will and testament of Webster H. Burke, deceased, as to an undivided 1/2 interest; and Bank of America, N.A., successor to Continental Illinois National Bank and Trust Company of Chicago, as trustee under the Ralph H. Burke Testamentary Trust established under the last will and testament of Ralph H. Burke, deceased, as to an undivided 1/2 interest.



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

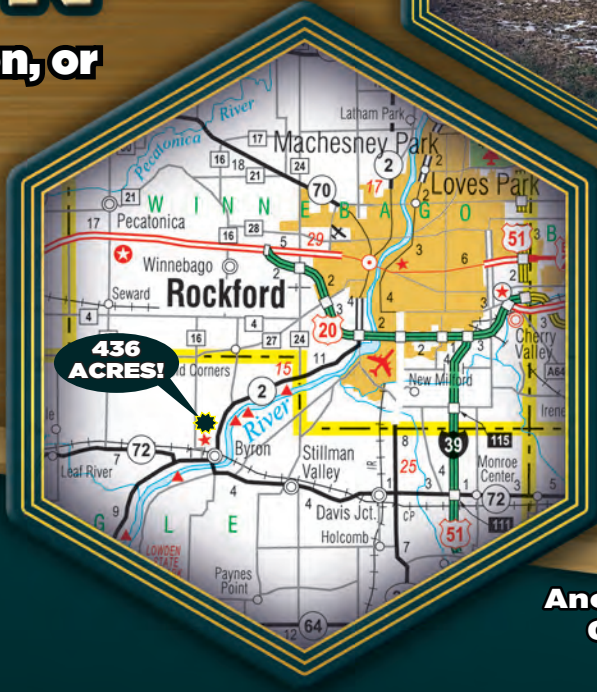
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Another Loranda Group Auction



Contact the Loranda Group at  
800-716-8189 or loranda@loranda.com

Farmers & Investors



**NAA**  
Auctioneer  
John D. Moss, President  
IL Auction Company License #44000102  
Don Meyer, Auctioneer  
IL License # 441002031

Web Site: [www.loranda.com](http://www.loranda.com)  
Email: [loranda@loranda.com](mailto:loranda@loranda.com)



The Loranda Group  
2105 Eastland Dr., Suite 9  
Bloomington, IL 61704



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