The Loranda Group, Inc. Presents

A SEALED BID SALE

Located 2 miles northwest of Lexington, or
11 miles NE of Bloomington in McLean County, IL

121.3±

ACRES IN 1 TRACT!

Bid Submission Deadline
TUESDAY
NOV. 24
NOON

Another Loranda Group Sale
800-716-8189
www.loranda.com



Bid Your Best Price!



Farmers & Investors!

Excellent Quality Farmland – Over 99% tillable! 140.1 P.I.

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SEALED BID SALE



121.3± ACRES IN 1 TRACT!

For Questions:
Contact Don Meyer
309.531.2825
donemeyer@gmail.com

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Bid Submission Deadline TUESDAY NOV. 24 NOON

SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE:
Tuesday, November 24, 2026, at 12 PM (NOON CT)

SEALED BID SALE PROCEDURE:
Bidders will have the opportunity to submit one bid, their best, for the property. A detailed explanation of how to prepare and submit a bid is available on the Loranda website. All sealed bids must either be emailed or personally delivered to Broker Don Meyer and must be made in the form of an executed Agreement to Purchase Real Estate at Sealed Bid Sale provided by The Loranda Group. All blanks must be filled in or marked N/A (non-applicable). The bid(s) shall not be subject to any contingencies or conditions except as set forth in the Agreement to Purchase. **BIDDERS MUST SUBMIT THEIR BEST BID AS THEY WILL NOT HAVE ANY OPPORTUNITY TO RAISE THEIR BID AT A LATER TIME.**

The sealed bids shall either be emailed to donemeyer@gmail.com or delivered in person to Don Meyer (309.531.2825).

Only those sealed bids received by 12PM (Noon CT) on Tuesday, November 24, 2026, will be considered.

DOWN PAYMENT: Within 24 hours of being notified that their bid has been accepted, the Buyer(s) must pay by check or wire transfer U.S. funds that equals 10% of the amount bid, to the Twin City Title Company in Bloomington, IL. The remainder of the purchase price is payable in cash or by wire transfer at closing.

ACCEPTANCE OF BID PRICES: The Seller reserves the right to reject any and all bids. Seller acceptance or rejection of any and all bids shall take place by 5:00 P.M. on Friday, November 27, 2026. A copy of the accepted purchase agreement(s), if any, will be executed and returned to the successful bidder via overnight delivery or email.

BIDDER'S PACKET: A Bidder's Packet will be available to download from the Loranda Group website (www.loranda.com). It will include such items as an Agreement to Purchase Real Estate at Sealed Bid Sale, FSA information, soil maps, and more. All information in the Bidder's Packet or posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. The Bidder's Packet does NOT contain all of the available information relevant for bidders interested in submitting a sealed bid. All interested bidders are responsible for completing their own due diligence concerning the property.

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 December 29, 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: Possession of the real estate will be given at closing. The property is not leased for 2027.

TAXES: Seller shall credit the Buyer at closing for the 2026 real estate taxes due in 2027. Buyer shall pay all 2026 real estate taxes payable in 2027 and subsequent real estate taxes.

INCOME: The Seller/Tenant shall retain all income attributable to the 2026 crop year, and before, and will pay all expenses for the same. All income and expenses from the property applicable to 2027 and beyond shall belong to Buyer and/or the Buyer's Tenant.

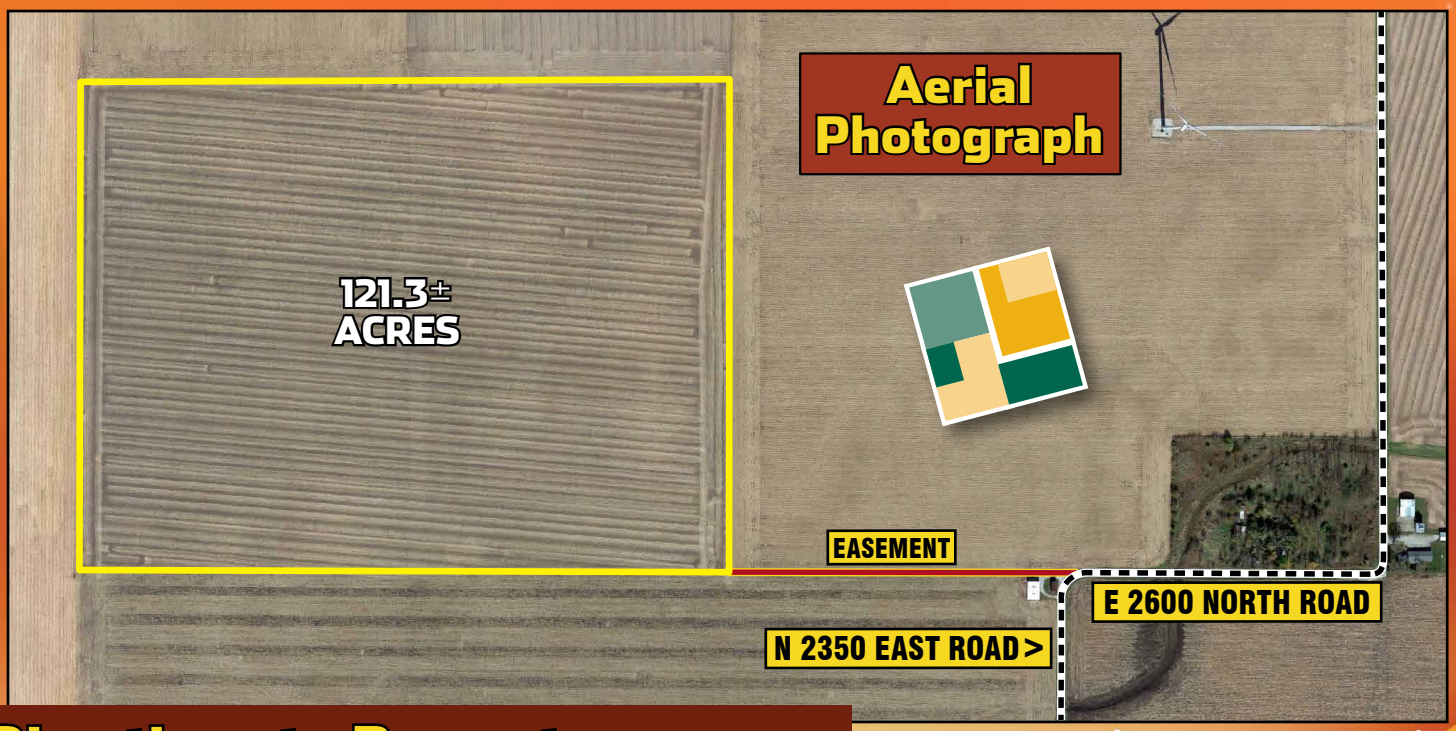
ACCESS: The farm can be accessed via a lane (with easement) from 2350 East Road.

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 and not the Buyer.

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 Loranda Group, Inc. Each bidder is responsible for conducting its own independent inspections, investigations, and all due diligence concerning the property and the sealed bid sale and do so at their own risk. Neither the Seller nor The Loranda Group, Inc. 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. All information in the Bidder's Packet will take precedence over information in the brochure or any other written or oral communication or statements made.



Directions to Property:

From Interstate 55 (Exit 178) at Lexington, travel west on PJ Keller Highway (County Road 8) for approximately 0.5 miles to 2350 East Road. Turn Right (north) on 2350 East Road and travel 1.5 miles to where the road curves to the east. The property is located 0.25 Left (west) from the road curve corner using the easement lane.

Tract GPS: 40.667779, -88.823067

Tract GPS Access Point: 40.667437, -88.817874

Navigation Address: 27250 N 2350 East Rd, Lexington, IL

Check www.loranda.com often for the most current information!

The Loranda Group
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PROPERTY INFORMATION

TAXABLE ACRES: 121.3, more or less, located in Section 36, Township 26 North, Range 3 East in McLean County, IL

YIELD HISTORY:
Corn 2025 - 252 Bu/A |2023 – 250 Bu/A
Soybeans 2024 – 80 Bu/A | 2022 – 73 Bu/A

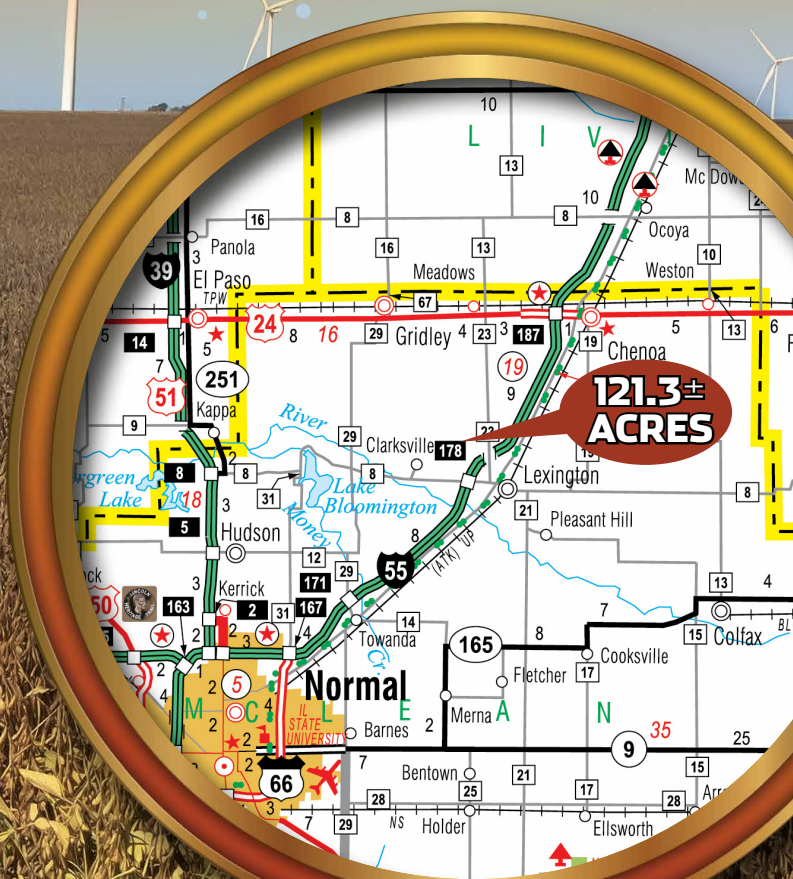
F.S.A. DATA: According to the McLean County Farm Services Agency, the whole farm unit (220.16 acres) contains 219.74 tillable acres. The property being sold is part of a larger unit for FSA purposes that has a 50% corn base and a 50% soybean base. For more information, visit *www.loranda.com*

PREDOMINANT SOILS: Drummer and El Paso silty clay loam and Flanagan silt loam (PI – 140.1)

IMPROVEMENTS: None

REAL ESTATE TAXES: The 2025 taxes paid in 2026 were $8,951.30 or approximately $73.79 per taxable acre.

SELLER: Catherine Fell Wallace Family Trust and Franklin Farms, LLC



The Loranda Group
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Bloomington, IL 61704

Web Site: www.loranda.com
Email: loranda@loranda.com

John D. Moss, President
Designated Managing Broker

Donald Meyer, Broker/Auctioneer
IL Licensed Real Estate Broker



Don't Miss This Opportunity!

QUESTIONS?

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