THE LORANDA GROUP, INC.

Agricultural Real Estate Brokerage, Auctions, Acquisitions, & Consulting

SEALED BID SALE INSTRUCTIONS

The Clickener Trust Farm,
114 +/-Acres in 1 Tract, Logan Co., IL

We are pleased that you are interested in participating in this sealed bid sale. Submitting a bid on the tract is easy and we have created the following "checklist", which will assist you in the process:

- View the property.
- Review the information that has been provided for download on the Loranda website, including:
  - Sealed Bid Sale brochure
  - *Agreement to Purchase Real Estate at Sealed Bid Sale*
  - Government farm program data
  - Soil Map
  - AEP Collector Line Easement (Note - Annual payment is $10,000.00)
  - Preliminary Title Commitment
- Complete your own due diligence for the tract.
- Arrange financing, if you need it.

Possession Update: The current lease is for a three year period (December 31, 2024 to March 31, 2027) and a termination notice was sent prior to September 1, 2026. However, there is an additional provision included in the lease that states: "*Tenant has 10 day right of first refusal to lease the farm at the proposed new terms accepted by lessor. This provision shall survive the termination of this lease."*

The Seller has been working with legal counsel to gain a clear understanding of the provision and determine its impact on the farming rights for 2027. While we anticipate that the issue will be resolved prior to closing, at this time it cannot be guaranteed and bidding will be subject to this language.

Contact John Moss (217-898-5082 or loranda@loranda.com), if you have questions. Note that the Loranda Group, Inc. and all its representatives are exclusive agents of the Seller and not the Buyer/Bidders.

- Submit your bid by completing *the Agreement to Purchase*. Specific instructions to keep in mind:

1. All blanks must be filled in for the offer to be valid.
2. **You must bid your best price as you will not have an opportunity to raise your bid at a later time.**
3. In the opening paragraph, print the Purchaser's name.
4. In Paragraph 3:
   A. In the first blank, fill in your bid price in total dollars;
   B. In the second blank, fill in the price per acre (use the number in the first blank and divide it by 114.0); and,
   C. In the third blank, fill in the 10% earnest money amount (use the total purchase price amount in the first blank and multiply by 0.10).

Example – a bid of $1,600,000.00 would be $14,035.08/A with earnest money of $160,000.00.

5. On Page 5, sign, date, and complete the contact information for the Purchaser.
6. On Exhibit "A", in the bottom right blank insert your initials.
7. Email the *Agreement to Purchase* to: loranda@loranda.com, or fax to: 888-346-5418. Note: All offers received will be acknowledged by Loranda via email, fax, or text.
8. If your bid is accepted, then the earnest money must be wire transferred to the Prairie Land Title Insurance Company Escrow within one business day of being notified of said acceptance.

We appreciate your interest in this unique offering and look forward to your participation.

BID SUBMISSION DEADLINE: Friday, November 6, 2026 AT 5:00 PM (CT)

2105 Eastland Drive, Suite 9 Bloomington, IL 61704
800-716-8189 loranda@loranda.com www.loranda.com

AGREEMENT TO PURCHASE REAL ESTATE AT SEALED BID SALE

This *Agreement to Purchase Real Estate At Sealed Bid* Sale ("Contract"), made and entered into as of this 6th day of November, 2026, by and between The Northern Trust Company as sole successor trustee of the Patricia A Clickener Irrevocable Trust Dated November 3, 1988 ("Seller") and _____ ("Purchaser"), is made subject to the following terms, covenants and conditions:

1. **OFFER BY PURCHASER & ACCEPTANCE OF OFFER.** The delivery of this Contract to Seller signed by Purchaser constitutes an offer by Purchaser, but no contract shall form between Purchaser and Seller until such time as both Purchaser and Seller have signed this Contract. Seller shall have until Tuesday, November 10, 2026, at 5:00 p.m. (CT), in which to accept this offer. In accordance with the terms and conditions of this Sealed Bid Sale, Seller reserves the right to reject any and all offers. The Seller, or Seller's Agent, will make a good faith effort to notify the Purchaser as to whether or not Purchaser's offer is accepted or rejected by telephone, facsimile, or e-mail within twenty-four (24) hours after acceptance or rejection.

   Within one business day of being notified that their bid has been accepted, the Purchaser must wire transfer U.S. funds that equal 10% of the amount bid to Prairie Land Title Insurance Company, Lincoln, Illinois. Purchaser's copy of any accepted offer will be executed and returned to Purchaser via overnight delivery, or by email.

2. **PROPERTY.** If Purchaser's offer is accepted by Seller, Seller agrees to sell and Purchaser agrees to purchase approximately 114.0 acres of real estate, situated in Logan County, Illinois, as more particularly described on Exhibit A attached hereto and made a part hereof, together with any improvements located thereon (the "Property"), but specifically excluding any and all fixtures or personal property owned by the Tenant(s) or except as otherwise provided herein. Purchaser hereby acknowledges and understands that the Property is being sold on an "**AS IS, WHERE IS, WITH ALL FAULTS**" basis. Purchaser further acknowledges that this Contract is not contingent upon financing and that failure to close this transaction on or before December 15, 2026, due to any delay other than a delay caused by Seller or reasonable delay agreed-to by the parties, shall constitute a default by Purchaser.

3. **BID PURCHASE PRICE**. Purchaser agrees to pay to Seller the sum of $_____ for the real estate, (The "Purchase Price), or $_____per acre, which is based on the bid acreage ("Purchase Price per Acre"), subject to adjustment (if necessary) as provided herein. Purchaser will pay $_____upon execution of this Contract as earnest money, which amount is equal to ten percent (10%) of the Bid Purchase Price, to be held in the account of Prairie Land Title Insurance Company, Lincoln, Illinois, hereunder for delivery to Seller at the time of closing or as otherwise provided for herein ("the Earnest Money"). The balance of the Purchase Price shall be paid by Purchaser to Seller at closing in cash or other form of payment acceptable to Seller.

4. **TITLE.** Seller, at Seller's expense, shall furnish Purchaser with an Owner's Title Insurance Commitment ("Title Commitment"), issued by a title insurance company authorized to transact business in the state of Illinois. The title insurance commitment shall commit the subject title company to issue Purchaser its standard owner's policy in the amount of purchase price, showing title to the Property in the name of Seller, subject to the following permitted exceptions: (i) rights or claims of parties in possession not shown by the public records; (ii) easements or claims of easements not shown by the public records; (iii) encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the Property; (iv) any lien or right of

lien for services, labor or material heretofore or hereinafter furnished, imposed by law and not shown by the public record; (v) taxes or special assessments which are not shown as existing liens; (vi) any water, mineral or other rights already granted or reserved by other parties, including but not limited to any mineral leases; (vii) the rights of any current tenants in possession of the Property (the "Tenant"); and (viii) such easements, covenants, restrictions, conditions, and other matters, if any, identified in the Title Commitment, which do not materially affect the Title. In the event that the Seller is unable to convey the Property in accordance with the terms of this Contract, Purchaser shall elect to either (i) take the Property "as is" and waive any and all objections thereto without abatement of the Purchase Price, or (ii) receive a refund of the Earnest Money, and upon such refund being made, this Contract shall terminate and be of no further force and effect. Purchaser hereby agrees that Seller shall have no obligation to commence proceedings, suits or other actions or to expend any funds to provide clear title to the Property or to eliminate any defects of title in the Property.

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

6. **CLOSING**. The closing shall take place on or before December 15, 2026, at a time and place designated by Seller and agreed upon by Purchaser. If closing documents are not available at that time, closing will occur within 15 days after such time as these documents become available. Concurrently with the closing, Purchaser shall pay to Seller the Purchase Price, less the Earnest Money as provided for herein. Upon full receipt of the entire Purchase Price by Seller, Seller shall deliver to Purchaser a Deed conveying fee simple title in and to the Property to the Purchaser. In the event of damage or destruction to the Property prior to closing, Purchaser shall accept the Property as damaged, together with the proceeds of any insurance payable from the damage or destruction.

7. **POSSESSION**. Possession of the real estate will be given at closing, subject to the rights of any Tenant in possession.

8. **DISCLAIMER OF WARRANTIES.** Purchaser acknowledges the opportunity to make a full inspection of the Property and all related information , with respect to this Contract, that Purchaser is satisfied in all respects with the condition of the Property and all matters pertaining thereto. Purchaser accepts the Property "**AS IS, WHERE IS, WITH ALL FAULTS**" and in its present condition with Purchaser assuming risk thereof. Purchaser understands that Seller makes no warranty or representation of any kind, either express or implied or arising by operation of law, as to the condition, quality, environmental condition, serviceability or merchantability or fitness for a particular purpose of the Property or any portion thereof, and in no event shall Seller be liable for consequential damages. Purchaser is relying solely on its own independent inspections, investigations, inquiries, and all due diligence concerning the Property and the Sealed Bid Sale. Purchaser acknowledges that Seller has not agreed to perform any work on or about the Property as a condition of Purchaser's purchase of the same. Purchaser understands that by entering into this Contract and agreeing to accept the Property and pertinent structures in an "**AS IS, WHERE IS, WITH ALL FAULTS**" condition, that Purchaser is buying the Property subject to any and all easements, leases, covenants, restrictions, and ditch/drainage assessments, whether or not of record. The disclaimer of warranties contained in this paragraph are continuing and shall survive the recording of the Deed of Conveyance from Seller to Purchaser.

9. **MINERAL AND OTHER RIGHTS**. One hundred percent (100%) of the mineral rights owned by Seller with respect to the Property, if any, shall be conveyed to Purchaser at closing.

10. **REAL ESTATE TAXES AND ASSESSMENTS**. Seller shall pay all the 2025 taxes, payable in 2026, and will give a credit to the Purchaser at closing for the 2026 taxes payable in 2027, based upon the most

recent ascertainable tax figures available. Purchaser will assume real estate taxes payable in 2027 and thereafter.

11. **INCOME.** The Seller/Tenant shall retain all income attributable to calendar year 2026, and the Purchaser will receive all income attributable to calendar year 2027 and beyond.

12. **COLLECTOR LINE EASEMENT AGREEMENT**. The sale of the Property is subject to an agreement between the Seller and American Electric Power. The term is for 20 years with developer options to extend. The Seller will retain all payments through 2026 and the Purchaser (after assignment of the Collector Line Easement Agreement) will receive annual payments going forward.

13. **CROP EXPENSE REIMBURSEMENT**. The Purchaser is to reimburse the 2026 farm tenant for any crop and/or tillage expenses that would be for the 2027 crop year.

14. **TRANSFER DECLARATIONS, RECORDING FEES, AND CLOSING COSTS**. Seller and Purchaser agree to execute any real estate transfer declarations required by the State, county or municipality in which the Property is located. Seller shall pay the cost of revenue stamps, if applicable. Purchaser shall pay the charge for recording the Deed and all other closing costs not specifically provided for elsewhere in this Agreement.

15. **LIABILITY OF ESCROW AGENT.** The parties acknowledge that any Escrow Agent hereunder is acting at their request and at their convenience. The Escrow Agent when acting in such capacity shall not be deemed to be the agent of either of the parties hereto and the Escrow Agent shall not be liable to either of the parties for any acts or omissions on its part unless taken or suffered in bad faith, in willful disregard of this Contract, or involving gross negligence. Seller and Purchaser shall, jointly and severally, indemnify, defend and hold Escrow Agent harmless from and against all costs, claims, and expenses, including reasonable attorneys' fees, incurred in connection with the performance of Escrow Agent's duties hereunder except with respect to acts or omissions taken or suffered by Escrow Agent in bad faith, in willful disregard of this Contract, or involving gross negligence on the part of the Escrow Agent. In no event shall the Escrow Agent be liable for unearned interest with respect to the earnest money deposit. The parties acknowledge and agree that the Escrow Agent will forward the earnest money deposit to the closing agent within 24 hours of the closing.

16. **DEFAULT.** If Purchaser fails to perform any obligation imposed by this Contract, Seller may serve written notice of default upon Purchaser and if such default is not corrected within ten (10) days thereafter, at the option of the Seller, this Contract shall terminate and the Seller shall be entitled to payment of the earnest money paid hereunder as liquidated damages for Seller's lost opportunity to sell the Property elsewhere. In the event of a default by Purchaser, Seller shall, in lieu of terminating this Agreement, also have all rights and remedies available at law or equity, including the right to require Purchaser to specifically perform Purchaser's obligations hereunder. If, in the event of failure of Seller to perform the obligations imposed by this Contract, because of environmental or title related issues, Purchaser's sole remedy hereunder is to terminate this Contract and receive a refund of the earnest money upon similar notice served upon Seller and similar expiration of time period. If, in the event of failure of Seller to perform the obligations imposed by this Contract, because of reasons other than environmental or title related issues, then Purchaser shall have all rights and remedies available at law or equity. The Escrow Agent, upon receiving an affidavit from the non-defaulting party stating that this Contract has been terminated as provided herein, shall be entitled to rely upon such affidavit and shall deliver the earnest money to the non-defaulting party. Default by either party shall entitle the other party to court costs and reasonable attorneys' fees incurred in enforcing the

provisions of this Contract. The service of the written notice provided for in this paragraph shall be made by personal delivery to any party signing as Purchaser or by mailing the written notice to any party signing as Purchaser, at the address of the Purchaser shown on this Contract, which mailing shall be by certified mail with the United States mail receipt to be the date of delivery.

17. **ENTIRE AGREEMENT**. This Contract contains the entire agreement of the parties and no representations, warranties or agreements have been made by either of the parties except as set forth in this Contract.

18. **HEIRS, SUCCESSORS AND ASSIGNS**. This Contract shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, successors, and permitted assigns, provided, however, that Purchaser may not assign its rights or obligations hereunder without the prior written consent of the Seller, which consent will not be unreasonably withheld.

19. **TIME IS OF THE ESSENCE**. The time for performance of the obligations of the parties is of the essence of this Contract.

20. **JURISDICTION.** This Contract shall be constructed in accordance with the laws of the State of Illinois. Any provision of this Contract which is unenforceable or invalid, or the inclusion of which would affect the validity, legality, or enforcement of this Contract shall be of no effect, but all the remaining provisions of the Contract shall remain in full force and effect.

21. **ENVIRONMENTAL AND OTHER DISCLOSURES.** The Purchaser acknowledges that the Seller has not made, will not make and hereby disclaims any and all representations and warranties concerning the environmental condition of the Property. In addition, Seller will not be obligated to remove or cure any existing trash, refuse, or environmental problem.

22. **PROVISIONS RELATING SPECIALLY TO SELLER/TRUST/TRUSTEES/CO-TRUSTEES/SETTLOR AND THEIR RESPECTIVE SPECIAL CIRCUMSTANCES**. Each fiduciary comprising Seller executes his instrument only in its representative capacity and shall not be bound or obligated hereunder except in such capacity. Purchaser acknowledges and agrees that this Agreement is made by such fiduciaries solely in their fiduciary capacity as described in the signatures affixed hereto, and that such fiduciaries shall not be liable for any breach or any failure to perform any obligation under this Agreement except from assets held in the fiduciary capacity described.

23. **SELLING AGENT**. This agreement is solely between Purchaser and Seller. The auctioneer(s)/broker(s)/sales agent(s) or any attorney or attorneys for the Seller shall not be liable for any existing or arising defects or deficiencies in the Property, improvements or other appurtenant structures thereon, nor for any information provided to the Purchaser from sources deemed reliable. The Purchaser acknowledges that it has conducted its own independent investigations, inspections, inquiries and due diligence concerning the Property. The Loranda Group, Inc. and its licensed representatives are exclusively designated agents for the Seller and not the Buyer/Purchaser.

24. **STRICT CONSTRUCTION**. The language used in this Contract shall be deemed to be the language approved by all parties hereto to express their mutual intent and no rule of strict construction shall be applied against either party.

25. **BINDING**. This contract shall not be binding on Seller unless executed by a duly authorized representative of Seller by 5:00 (CT) on Tuesday, November 10, 2026.

26. **COUNTERPARTS AND FACSIMILE SIGNATURE**. This Contract may be executed in one or more counterpart signature pages (including facsimile or electronic [including, without limitation, "pdf", "tif", "jpg", DocuSign or AdobeSign] or other counterpart signature pages), each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

27. **1031 EXCHANGE**. Seller and Purchaser each reserves the right to complete this transaction as part of a tax-deferred like-kind exchange ("Exchange") within the meaning of Section 1031 of the Internal Revenue Code of 1986, as amended and the Regulations promulgated thereunder. Each party hereto expressly reserves the right to assign its rights, but not its obligations, hereunder to a Qualified Intermediary as provided in IRC Reg. 1.1031 (k)-1(g) on or before the closing date. Each party agrees, at no cost or expense to the other, to execute such documents, and take such actions as are necessary to assist the other party in a Section 1031 Exchange and to cooperate fully with the other party to accomplish the Exchange including, but not limited to, executing escrow instructions to document and effectuate the Exchange, provided that such Exchange does not impair or delay the consummation of the transaction provided for herein.

28. **JOINT AND SEVERAL OBLIGATIONS**. If more than one person signs this contract as the "Purchaser", the obligations of such persons hereunder are joint and several.

IN WITNESS WHEREOF, the parties have executed this Contract in two counterparts, each of which shall be deemed an original instrument, as of the day, month and year first above written.

SELLER: The Northern Trust Company as sole successor trustee of the Patricia A Clickener Irrevocable Trust Dated November 3, 1988

By: Signature

By: Signature

Effective date of Seller signature

PURCHASER: _____

By: Signature

By: Signature

Date

Address

City/State/Zip

Phone Email

EXHIBIT A

The South Half of the Northeast Quarter of Section 25, Township 19 North, Range 1 West of the Third Principal Meridian, EXCEPTING 23.02 acres conveyed to Jacob Stoll described as follows: Beginning at a stone at the Northeast corner of said South Half of the Northeast Quarter and thence West on the North line of said last mentioned tract 23.28 chains to a stone; thence South 9.54 chains to a stone; thence on a straight line in a Southeasterly direction 23.28 chains to a stone at a point in the Section line 10.25 chains South of the place of beginning; thence North along the Section line 10.25 chains to the place of beginning.

Also:

All that part of the Southeast Quarter of Section 25, Township 19 North, Range 1 West of the Third Principal Meridian lying North and West of the right of way of the Illinois Central Railroad Company, being formerly the right of way of the Gilman, Clinton and Springfield Railroad Company. Except any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior conveyances, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any.

Buyer Initials _____ Seller Initials _____