

The Loranda Group, Inc. Presents

A SEALED BID SALE

Located 3.5 miles SW of Kenney, or
10 miles SW of Clinton in Logan County, IL

114±

Acres in 1 Tract

**Farmers
& Investors!**

BID SUBMISSION DEADLINE

**FRIDAY
NOVEMBER 6**

**Highly
Productive
Farmland
139.9 P.I.!**

**Bid Your
Best Price!**



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

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114± Acres in 1 Tract

Located 3.5 miles SW of Kenney,
or 10 miles SW of Clinton
in Logan County, IL

For Questions:
Contact John Moss
217-898-5082
loranda@loranda.com



SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE:

Friday, November 6, 2026 at 5:00 P.M. (CDT)

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 faxed to John Moss 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 loranda@loranda.com or faxed (888.346.5418).

Only those sealed bids received by 5:00 P.M. (CDT) on Friday, November 6, 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 Prairie Land Title Insurance Company. 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. (CDT) on Tuesday, November 10, 2026. The Seller will make a good faith effort to notify the successful bidder, if any, by telephone, facsimile, or e-mail within 24 hours after acceptance or rejection. A copy of the accepted purchase agreement, if any, will be executed

and returned to the successful bidder via overnight delivery or email.

BIDDING INFORMATION:

Information regarding the property and how to bid 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 posted on the Loranda website will take precedence over information in the brochure or any other written or oral communication or statements made. All interested bidders are responsible for completing their own due diligence concerning the property as some information may not be readily available.

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 December 15, 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.

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

TITLE: Seller will furnish the Buyer with 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.

COLLECTOR LINE EASEMENT:

There is an agreement in place with Top Hat Wind Energy/Appalachian Power Company recorded September 29, 2022. There are no wind turbines on the property but the owner has received payments in the past. Additional

information can be found at www.loranda.com.

TENANT REIMBURSEMENT: The new owner will owe the 2026 tenant for crop inputs previously applied that would benefit the 2027 crop. Visit www.loranda.com for more information.

MINERAL RIGHTS: All mineral rights, if any, 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 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 ON THE LORANDA WEBSITE WILL TAKE PRECEDENCE OVER INFORMATION IN THE BROCHURE OR ANY OTHER WRITTEN OR ORAL COMMUNICATION OR STATEMENTS MADE.**

BID SUBMISSION DEADLINE

**FRIDAY
NOVEMBER 6**

Directions to Property:

From the intersection of US Highway 51 and IL Highway 54 on the SW side of Clinton, travel SW on Highway 54 for approximately 10 miles to the Logan County (2400th Ave.) / DeWitt County (000 E Road) line. Turn right (north) onto the county road, cross the railroad track, and the property will be on your left (west side of road).

GPS: 40.0709, -89.1459

Check

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

PROPERTY INFORMATION

TOTAL ACRES: 114, more or less, located in Section 25, T19N, R1W of the 3rd PM, Logan County, IL

F.S.A. DATA: According to Logan County Farm Services Agency, the farm contains approximately 113.6 cropland acres. The corn base is 113.2 acres and the PLC yield is 168.

PREDOMINANT SOILS: Ipava silt loam and Sable silty clay loam **(PI - 139.9)**

IMPROVEMENTS: None

REAL ESTATE TAXES: The 2025 taxes paid in 2026 were \$6,672.64

SELLER: The Patricia A. Clickener Trust

**AERIAL
PHOTOGRAPH**

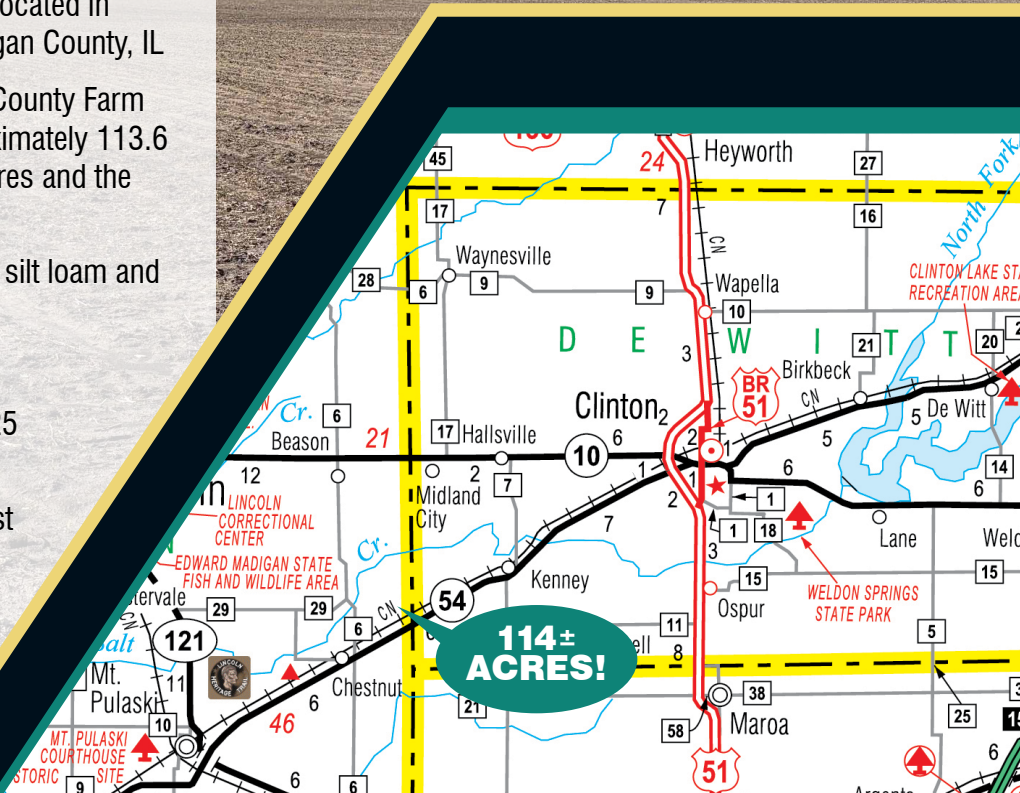
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IL HWY 54



Learn More Here!

The Loranda Group
800-716-8189
www.loranda.com





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



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

John D. Moss, President
Designated Managing Broker



Don't Miss This Opportunity!

QUESTIONS?

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