The Loranda Group, Inc. Presents

A SEALED BID SALE

Located 1.5 miles N of Mt. Olive, or 7 miles SW of Litchfield in Macoupin County, IL

259±

Acres in 5 Tracts



Bid Submission Deadline

WEDNESDAY

DEC. 2nd





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

The Loranda Group, Inc.

SEALED BID SALE

259±

Acres in 5 Tracts



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

Located 1.5 miles N of Mt. Olive, or 7 miles SW of Litchfield in Macoupin County, IL

Bid Submission Deadline
WEDNESDA
DEC. 2

SEALED BID SALE TERMS & CONDITIONS

BID SUBMISSION DEADLINE:
Wednesday, December 2, 2026 at 5:00 P.M. (CT)

SEALED BID SALE PROCEDURE:
Bidders may submit as many bids as they want on individual tracts or any combination of tracts, however, you must bid your best price on each as you will not have an opportunity to raise your bid at a later time. 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 Wednesday, December 2, 2026 at 5:00 PM (CT) 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 Spears Title 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. (CT) on Friday, December 4, 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(s), if any, will be executed and returned to the successful bidder via overnight delivery or email.

BIDDER 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 Tuesday, 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.

SURVEY: At Seller's option, a survey will be provided reflecting the legal description, acreage and boundary lines for any Tract of the Property where there is no existing legal description. The cost of any surveying will be equally divided between the Buyer and the Seller.

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

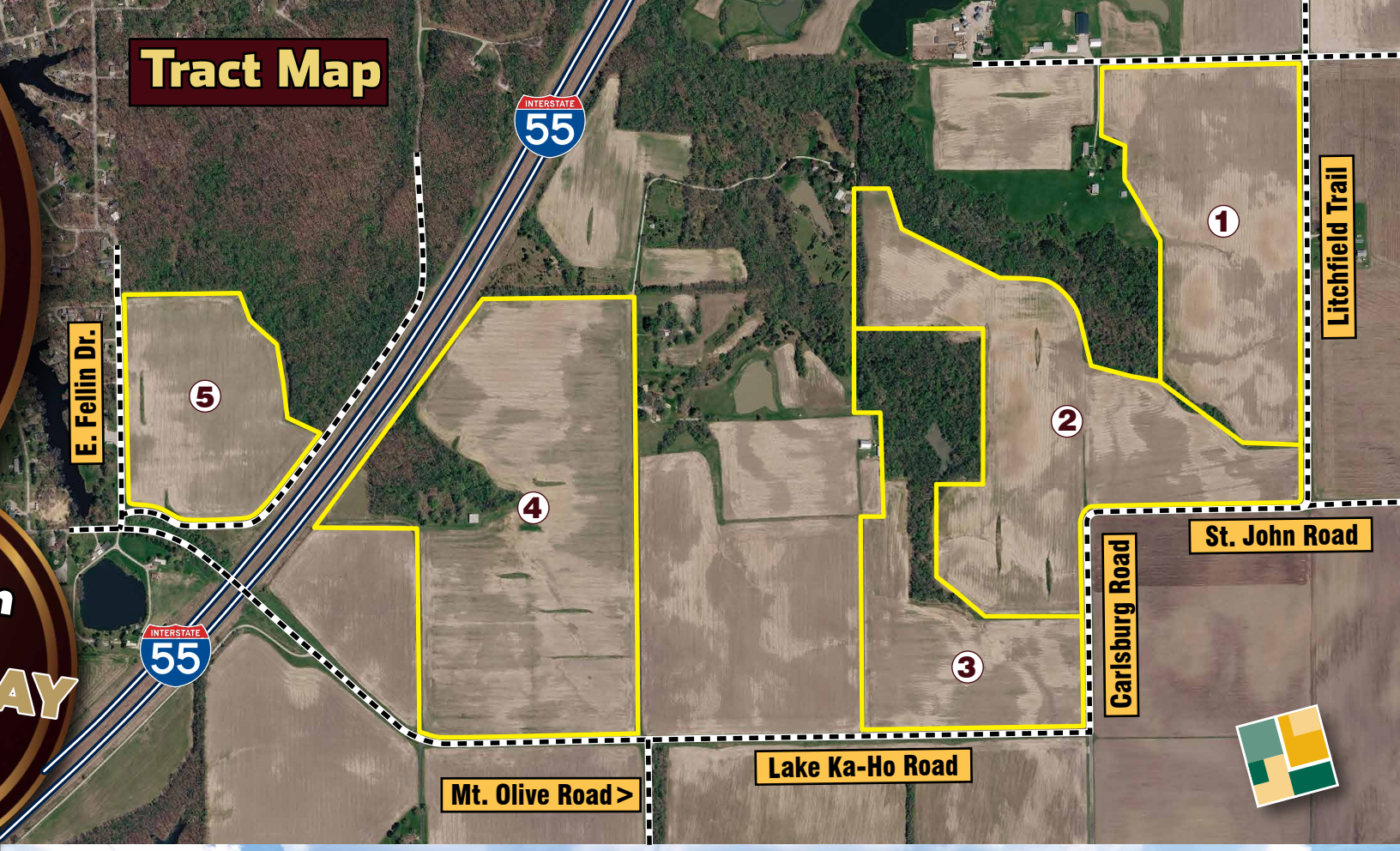
LEASE: The property is not leased for the 2027 crop year.

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, 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 and not the Buyer(s).

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.**



All boundaries are approximate and subject to survey.

PROPERTY INFORMATION

TOTAL ACRES: 259±, located in Sections 34 & 35, T8N, R6W, Cahokia Township, Macoupin County, IL

- **Tract 1:** 50± acres of nearly all tillable farmland.
- **Tract 2:** 57± acres of productive soils.
- **Tract 3:** 43±acres which feature both farmable land and wooded land with a small pond.
- **Tract 4:** 81± acres which includes good tillable land, along with woodlands and a shed.
- **Tract 5:** 28± acres of land with ample road frontage.

F.S.A. DATA: According to Macoupin County Farm Services Agency, the farm contains approximately 236.44 farmland acres. The corn base is an estimated 132 acres with a PLC yield of 125; and the soybean base is an estimated 103 acres with a PLC yield of 44.

PREDOMINANT SOILS: Oconee silt loam, Cowden Piasa silt loams, and Marine silt loam (P.I. - 110)

IMPROVEMENTS: Small Shed On Tract 4

REAL ESTATE TAXES: The sale tract boundaries do not follow the tax parcel boundaries, therefore the real estate taxes are estimated to be between $25 and $35 per acre.

SELLER: The Norma Jean Helen Gehner Trust

Directions to Property:

From the intersection of IL Highway 16 and Old Route 66 in Litchfield, travel southwest on Route 66 for approximately 6.3 miles to St. John Road. Turn right (west) on St. John Road, travel 0.66 miles, and Tract 2 will begin on your right (north side of road). **GPS: 39.0949, -89.7186**

-or-

From Interstate 55 Exit 44 near Mt. Olive, travel east on IL Highway 138 for 0.15 miles to Route 66. Turn left (north) on Route 66 and travel 1.45 miles to Mt. Olive Road. Turn left (north) on Mt. Olive Road and travel 0.4 miles to Lake Ka-Ho Road. Turn left (west) and Tract 4 will begin on your right (north side of the road). **GPS: 39.0913, -89.7329**

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

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

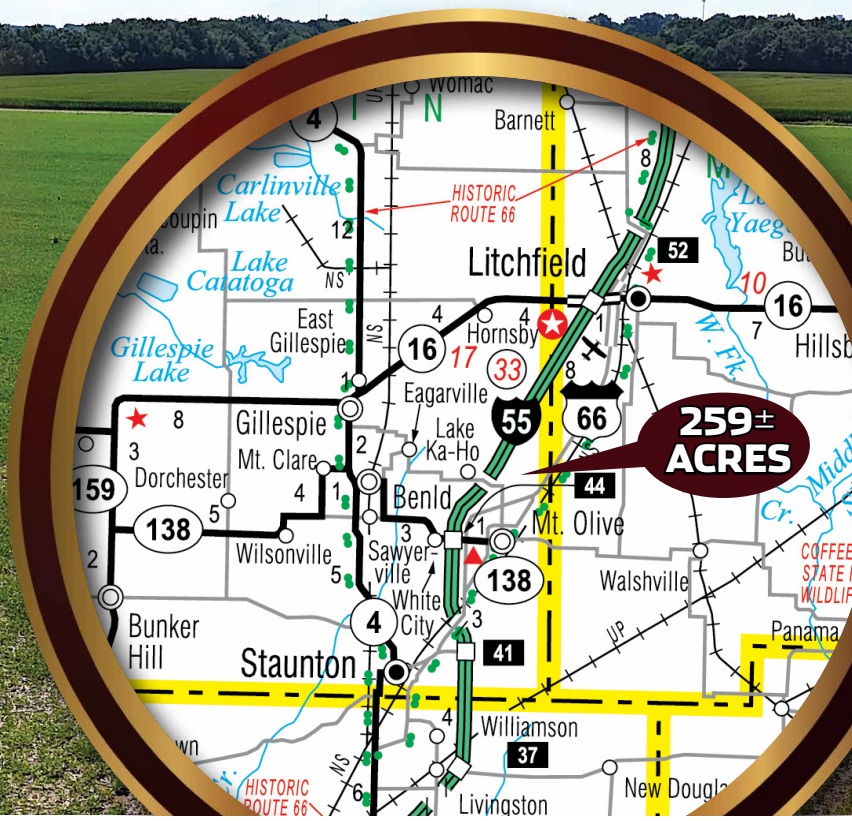
The Loranda Group, Inc. Presents

A SEALED BID SALE

259±

Acres in 5 Tracts

Located 1.5 miles N of Mt. Olive, or 7 miles SW of Litchfield in Macoupin County, IL



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

Don't Miss This Opportunity!

Bid Submission Deadline

WEDNESDAY DECEMBER 2nd

John D. Moss, President
Designated Managing Broker

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

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

QUESTIONS?

217.898.5082 / loranda@loranda.com