



OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate:

**Please Print legibly**

I agree to pay the purchase price of the properties listed below owned by Standard Nutrition Services, LLC.:

Pod	Site	Spaces	Acres	Bid Price
West	1 & 2	2,500	2.13 A M/L	
	8 & 9	4,000	4.68 A M/L	
East	6 & 7	4,000	4.61 A M/L	
	3, 4 & 5	5,360	4.07 A M/L	
	10	2,400	3.48 A M/L	
All Site Offer				

**Buyer Represents:**

1. This offer includes in the purchase price all buildings, fixtures, equipment, tools, appliances, generators, manure inventory (“Manure”), parts and supplies owned by Seller now located in or upon the premises that are integral to the operation of the hog facilities. Propane will be inventoried day prior to close and Buyer to purchase this amount at closing based on the most recent cash price.
2. If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit five percent (5%) of the purchase price as earnest money on execution of the contract. This payment to be submitted to the Growthland trust account within 3 business days of offer acceptance.

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3. Formal Purchase Agreement to include but not be limited to the following contingencies:
  4. The property will be conveyed by a Special Warranty Deed which conveys an insurable title, subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or Before \_\_\_\_\_.  
**Ideally March 1<sup>st</sup>, 2024 or before.**
  5. Having met the contingencies in the Formal Purchase Agreement, possession of the above-described premises shall be delivered to me upon close. I will take the property "AS IS WHERE IS" at that time.
  6. Sellers shall have the Abstract of Title extended and submit to Buyer. Buyer's attorney to develop title opinion, stating any objection and only objections stated shall be considered. Abstract shall show good and merchantable title subject to all easements and restrictions of record. Sellers agree to convey title by General Warranty Deed.
  7. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):  
\_\_\_\_\_.
8. Seller options on a pod or all sites basis:
  - a. Accept one bid
  - b. Negotiate with one bid
  - c. Ask bidders to proceed to a highest and final offer. If occurs:
    - i. Bidders will be notified of the highest bid on a per pod basis, or sum of all the individual bids when compared to an "All Sites"
    - ii. Bidders will be given a one-time opportunity to increase their bid
  - d. Reject all bids and retain ownership if the sum of the bids does not exceed \$1,500,000.

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THIS FORM MUST BE RECEIVED NO LATER THAN 5:00 P.M. CENTRAL TIME JANUARY 18, 2024  
BY E-MAIL to [info@growthland.com](mailto:info@growthland.com), MARKED "SEALED BID OFFER – STANDARD FINISHERS".

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Buyer Printed Name

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Buyer Printed Name

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Street Address

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Street Address

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City, State, Zip

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City, State, Zip

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Phone

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Phone

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Email

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Email

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Signature

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Signature

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Date

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Date