



## BID FORM

### OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following Tracts of real estate, each such Tract located either in Section 27 or 34 Oneida Township, Delaware County, Iowa, and more fully identified and described in the Growthland materials. By submission, the undersigned agrees to the purchase priced marked below. Contact Agent with questions. This Bid Form is the final Bidding Procedure.

**Bidder can submit two bids if desired:**

- 1) Crop possession in 2025
- 2) Crop possession in 2026 (lease from Seller in 2025)

**Seller will evaluate each bid independently based on price and crop possession year.**

Tracts		Bid Option 1 - Crop Possession in 2025		Bid Option 2 - Crop Possession in 2026 (Seller to Lease in 2025)	
Tract	Acres m/l	Price / Acre	Total Price (Acres x Price/Acre)	Price / Acre	Total Price (Acres x Price/Acre)
1*	90				
2*	109				
Tract 1 & 2 Combined*	199				
3	36				
4	94				
5*	67				

**\*No recorded access easement to transfer with properties. If needed, access easement will need to be agreed upon prior to closing.**

**Buyer Represents:**

1. If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit ten percent (10%) of the purchase price as a down payment on execution of the contract. This payment to be submitted to the Growthland Real Estate Trust account within 3 business days of offer acceptance. **Sale must be court approved.**



2. Formal Purchase Agreement to include but not limited to the following provisions:
3. The property will be conveyed by a General Warranty Deed and Bankruptcy Court Order on Sale, which conveys title free and clear of all liens and encumbrances, exclusive of those rights which run with the land, easements and rights of way both visible and of record. Closing will be at an agreed time on or before \_\_\_\_\_. Full possession of the above-described premises shall be delivered to upon closing, subject to existing easements, leases for farm year 2025, and other restrictions of record. I will take the property '**AS-IS/WHERE-IS**' in its present condition at that time.
4. Sellers shall have the Abstract of Title extended and submit it to the Buyer. Buyer's attorney will develop a title opinion, and only objections related to the title shall be considered. No other objections or contingencies will be allowed. The Abstract shall show good and merchantable title, subject to all easements and restrictions of record. Sellers agree to convey title by General Warranty Deed.
5. If I have presented the accepted offer, title to the real estate will be taken in the following name:  
\_\_\_\_\_.
6. Seller options:
  - a. Accept one bid
  - b. Negotiate with one bid
  - c. Reject all bids and retain ownership
  - d. Ask Bidders to proceed to a highest and final offer (Round Two)
    - i. Bidder **MUST** submit a bid on an individual Tract or combination (Tract 1 and 2) to be allowed to bid on this tract(s) in Round Two.
    - ii. Example: Bidder only bids on Tract 1 in Round One. This is the only Tract they can bid on in Round Two.
    - iii. Example Two: Bidders bids on Tract 1, 2, and 3 in Round One. Bidder can bid on each one of these Tracts in Round 2.



**THIS FORM MUST BE RECEIVED NO LATER THAN 5:00 P.M. CENTRAL TIME on Friday, April 25<sup>th</sup>, 2025**  
BY E-MAIL to [bids@growthland.com](mailto:bids@growthland.com) , MARKED "SEALED BID OFFER – Delaware County"

_____ Buyer Printed Name	_____ Buyer Printed Name
_____ Street Address	_____ Street Address
_____ City, State, Zip	_____ City, State, Zip
_____ Phone	_____ Phone
_____ Email	_____ Email
_____ Signature	_____ Signature
_____ Date	_____ Date