



BID FORM

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 any property marked below owned by Tye & Diane Rinner:

Real Estate**	Washington County, IA	Bid Price
Tract 1	2.88 Acres M/L 2,400 Head Wean to Finish	
Tract 2	140 Acres M/L Includes Ponds & Cabin	
Combination		

**Tracts will be sold in the manner – individual or combined – that results in the highest total price.

Buyer Represents:

1. This offer for real estate includes in the purchase price all buildings, fixtures, equipment, tools, appliances, generators, manure inventory ("Manure"), and any other operational assets owned by Seller now located in or upon the premises that are integral to the operation of the facilities. **Sale must be court approved.**
2. 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 shall be submitted to the Growthland Escrow Account within 3 business days of offer acceptance.
3. Formal Purchase Agreement to include but not be limited to the following Buyer provisions:



4. The property will be conveyed by a Court Officer Deed conveying 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 _____.
5. Having met the contingencies in the Formal Purchase Agreement, possession of the above-described premises shall be delivered to me upon close subject to existing leases. **I will take the property "AS-IS/WHERE-IS" in its present condition at that time.**
6. Seller shall have the Abstract of Title extended and submit it to the Buyer. Buyer's attorney may review and issue a title opinion identifying any objections. Only written objections submitted by the Buyer's attorney shall be considered valid. Title Commitment shall show good and merchantable title, subject to all easements and restrictions of record. Seller agrees to convey title by Court Officer 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:
 - a. Accept one bid per tract
 - b. Determine to 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
 - ii. Bidders will be given a one-time opportunity to increase their bid by 10 AM on June 19, 2025.
 - d. Reject all bids and retain ownership.

All bids are subject to Seller's sole discretion. Nothing herein obligates Seller to accept any bid.

Disclaimer: Growthland and its associates are acting solely as agents of the Seller. Growthland makes no representations or warranties, expressed or implied, regarding the property. All bidders acknowledge that they are making offers based on their own due diligence and agree to hold Growthland harmless from any liability arising from the use of this form or participation in the sale.



THIS FORM MUST BE RECEIVED NO LATER **THAN 1:00 P.M. CST on June 18th, 2025** BY E-MAIL to bids@growthland.com, MARKED "Washington County, IA Bid".

By signing below, Buyer affirms understanding and acceptance of the above terms and disclaimers.

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

Growthland is acting solely as an agent of the Seller and assumes no liability for the accuracy of the information herein or the outcome of any transaction.