GROWTHLAND
Where Knowledge and Expertise Create Opportunity

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 Bear Creek Genetics, INC:

Real Estate	Adams County, IL	Bid Price
Boar Stud/Finisher Site	Loraine, IL 5.58 A M/L	

Buyer Represents:

1. This offer for real estate includes in the purchase price of 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. Propane will be inventoried day prior to close and Buyer to purchase this amount at closing based on Seller's most recent supplier invoice price.

   Sale Contingent Upon: Sale is contingent upon this facility is not used as a "commercial" boar stud in the first 5 years of ownership. Contact agent for clarity.

2. If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit five percent (5%) of the purchase price as a down payment on execution of the contract. This payment shall be submitted within three (3) business days of offer acceptance to a title company escrow account mutually agreed upon by Buyer and Seller.

3. Formal Purchase Agreement to include but not be limited to the following Buyer provisions:

4. The property will be conveyed by a Warranty Deed, subject to easements 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 provide evidence of marketable title, either by Abstract of Title or Title Commitment, as applicable. Buyer shall have the right to examine title and submit written objections. Seller shall convey title by Warranty Deed, subject to easements, restrictions, and matters of record.

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 offer
   b. Determine to negotiate with one offer
   c. Reject all bids and retain ownership
   d. Ask top four unrelated bidders to a bid-off at 2:00 PM on Thursday, June 25th.

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.

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THIS FORM MUST BE RECEIVED NO LATER **THAN 10:00 A.M. CST on Wednesday, June 24th, 2026** BY E-MAIL to bids@growthland.com, MARKED “Adams County, IL Boar Stud/ Finisher Site 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.