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 Belinha E Hampton Revocable Intrvs Trust:

Real Estate	Benton County, IA	Price / Acre	Bid Price (Acres x Price/Acre)
Tract 1	160 Acres M/L 2987 56th St Tr, Vinton, IA		
Tract 2	80 Acres M/L		

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 shall be submitted to the Growthland Escrow Account within 3 business days of offer acceptance.

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

3. The property will be conveyed by a Warranty Deed, subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or before _____.

4. 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.**

5. 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.

6. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):

   _____.

7. Seller options:
   a. Accept one offer
   b. Determine to negotiate with one offer
   c. Reject all bids and retain ownership
   d. Ask the top four unrelated bidders for each tract to participate in a final bid-off to be held via Microsoft Teams on Wednesday, August 5, 2026.
   e.

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, August 5th, 2026** BY E-MAIL to bids@growthland.com, MARKED “Benton County Farm 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.