



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 the property marked below owned by Hutchison Bro's Farm, LLC:

Real Estate	Acres	Price / Acre	Total Price (Acres x Price/Acre)
Franklin County, IA West Fork Township 21-93N-19W	120 Acres M/L		

Buyer Represents:

If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit ten percent (10%) of the purchase price as earnest money on execution of the contract. This payment is to be submitted to the Growthland Real Estate Trust account within 3 business days of offer acceptance. This offer is for cash purchase only; no financing or other contingencies will be accepted. Property is sold "As-is; Where-is."

1. The property will be conveyed by a Warranty Deed which conveys title subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or before _____. 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.
2. Formal Purchase Agreement to include but not limited to the following contingencies:
3. 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 a Warranty Deed. No other objections or contingencies will be allowed.



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

_____.

5. Seller options:

- a. Accept one bid
- b. Negotiate with one bid
- c. Reject all bids and retain ownership.
- d. Ask top 4 bidders for a bid-off on Tuesday, September 15, 2026 at 2 PM CST.
Location TBD

THIS FORM MUST BE RECEIVED NO LATER THAN 10:00 A.M. CST ON TUESDAY, SEPTEMBER 15, 2026 BY E-MAIL to bids@growthland.com, MARKED "SEALED BID OFFER - Franklin County, 120 Acres M/L".

Buyer Printed Name

Street Address

City, State, Zip

Phone

Email

Signature

Date