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 the property marked below owned by the Lila Jean Murphy Estate and Trust U/W/O John C Murphy:

Real Estate	Acres	Price / Acre	Total Price (Acres x Price/Acre)
Tract 1	42 Acres M/L		
Tract 2	34 Acres M/L		
Tract 3	38 Acres M/L		
Tract 4	73 Acres M/L		
Tract 5	79 Acres M/L		
Tract 6	116 Acres M/L		
Tract 7	32 Acres M/L		
Tract 8	66 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 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.” The current lease has been terminated; the farms are available for the 2027 crop season and the Seller retains 100% of the 2026 rent.

2. The property will be conveyed by a Deed and/or Trustee 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 ___________________________.

3. Having met the contingencies in the Formal Purchase Agreement, possession of the above-described premises shall be delivered to me upon closing, subject to existing leases. 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 a Deed and/or Trustee Warranty Deed. No other objections or contingencies will be allowed.

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

____.

6. Seller options:
   a. Accept one bid
   b. Negotiate with one bid
   c. Reject all bids and retain ownership.
   d. Ask top 4 bidders on each tract for an in-person bid-off on the afternoon of September 10, 2026. Location and time to be determined.

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 THURSDAY, SEPTEMBER 10, 2026,** BY E-MAIL to bids@growthland.com, MARKED “SEALED BID OFFER – Johnson County, 480 Acres M/L”.

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.