



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 JA Heavens & Sons LLC:

Real Estate	Address	Total Bid Price
Jones County, IA Monticello 21-86N-3W	130 East 11th St Monticello, IA 52310	

Buy It Now Price: \$219,900. To purchase at the Buy It Now Price without bidding, contact John Airy at 319-350-0474 or john@growthland.com for a Purchase Agreement any time before the bid deadline.

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." The feed manufacturing equipment has been sold and removed from the property.

1. The property will be conveyed by a **general 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. 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 **general 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 unrelated bidders for a bid-off on September 2, 2026 at 2:00 PM CST.
Location TBD

THIS FORM MUST BE RECEIVED NO LATER THAN 10:00 A.M. CST ON WEDNESDAY, SEPTEMBER 2, 2026
BY E-MAIL to bids@growthland.com, MARKED "SEALED BID OFFER , Monticello Commercial Building,
130 East 11th St".

Buyer Printed Name

Street Address

City, State, Zip

Phone

Email

Signature

Date