



BID FORM

OFFER TO PURCHASE AND ACCEPTANCE

The undersigned submits this offer to purchase the following described real estate:

Please Print legibly.

Each tract will be offered individually and will not be combined. A separate bid price may be entered for each tract. I agree to pay the purchase price of any property marked below owned by Cyclone Alley Pork, LLC and Landen Skartvedt:

Real Estate	Hardin County, IA	Bid Price
Tract 1: 2,490 Head Wean to Finish Site	14701 240th St, Radcliffe, IA 2.36 A M/L	
Tract 2: 2,400 Head Wean to Finish Site	24340 H Ave, Hubbard, IA 2.37 A M/L	

Buyer Represents:

1. This offer for real estate includes in the purchase price of all buildings, fixtures, equipment, tools, appliances, generators, 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.
2. Buyer represents that if bidding on Tract 1 (14701 240th St. Radcliffe, IA) they are purchasing the manure inventory and all future rights to manure from the facility. If the buyer bids on Tract 2 (24340 H Ave., Hubbard), the buyer is not purchasing the manure inventory. Likewise, if bidding on Tract 2, the buyer is not purchasing any future rights to the manure from the facility on Tract 2.
3. 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.



4. Formal Purchase Agreement to include but not be limited to the following Buyer provisions:
5. 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 _____.
6. 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.**
7. 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.
8. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):

_____.
9. Seller Options for Each Tract:
 - a. Accept one offer
 - b. Seller may accept an offer at any time prior to the bid due date at their discretion.
 - c. Determine to negotiate with one offer
 - d. Reject all bids and retain ownership
 - e. Ask top four unrelated bidders to a bid-off at 2:00 PM on Wednesday, October 7th, 2026.

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.

THIS FORM MUST BE RECEIVED NO LATER THAN 10:00 A.M. CST on Wednesday, October 7th, 2026 BY E-MAIL to bids@growthland.com, MARKED "Hardin County, IA Wean to Finish Sites 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.