



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 of price of any property marked below owned by Bret R. Kron:

Real Estate	Washington Co., IA Parcel #:	Bid Price
Buildings (Two-2,499 Pig Space Wean to Finish Sites), swine production related equipment and supplies, tractor, snowblower, mower, dead carts, generator, appliances, etc. 5.00 M/L Acres	0322400008 0322400010*	

*Parcel pending survey

Buyer Represents:

1. This offer for real estate includes in the purchase price all buildings, fixtures, equipment, tools, appliances, generators, manure inventory (“Manure”), parts and supplies owned by Seller now located in or upon the premises that are integral to the operation of the hog facilities. Propane will be inventoried day prior to close and Buyer to purchase this amount at closing based on \$1.56 per gallon.
2. 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 to be submitted to the Growthland Real Estate Trust account within 3 business days of offer acceptance.
3. Formal Purchase Agreement to include but not be limited to the following Buyer contingencies:

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4. The property will be conveyed by a General Warranty Deed which conveys an insurable title, subject to easements and rights of way both visible and of record. Closing will be at an agreed time on or before September 13, 2024.
5. 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.
6. Sellers shall have the Abstract of Title extended and submit to Buyer. Buyer's attorney to develop title opinion, stating any objection and only objections stated shall be considered. Abstract shall show good and merchantable title subject to all easements and restrictions of record. Sellers agree to convey title by General Warranty Deed.
7. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):
_____.
8. Seller options:
 - a. Accept one bid
 - b. Negotiate with one bid
 - c. Ask bidders to proceed to a highest and final offer. If occurs:
 - i. Bidders will be notified of the highest bid
 - ii. Bidders will be given a one-time opportunity to increase their bid
 - d. Reject all bids and retain ownership.

THIS FORM MUST BE RECEIVED NO LATER THAN 10:00 A.M. CENTRAL TIME August 6, 2024 at 5 PM BY E-MAIL to info@growthland.com , MARKED "SEALED BID OFFER – Washington County".

Buyer Printed Name

Buyer Printed Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone

Phone

Email

Email

Signature

Signature

Growthland

Appraisals, Management, Brokerage, & Advising

Date

Date