



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 Carl’s Feed and Farm Store, LLC:

Real Estate	Delaware Co., IA Parcel #:	Bid Price
918 E Main St Manchester, IA	630-28-33-040-00	

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 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. This offer is for a cash purchase only; no financing or other contingencies will be accepted.
2. 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 November 20, 2024. 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.
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 General Warranty Deed. No other objections or contingencies will be allowed.
4. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):
_____.
5. 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 5:00 P.M. CENTRAL TIME on September 30, 2024 BY E-MAIL to bids@growthland.com , MARKED "SEALED BID OFFER – Linn County, 30 Acres".

_____ Buyer Printed Name	_____ Buyer Printed Name
_____ Street Address	_____ Street Address
_____ City, State, Zip	_____ City, State, Zip
_____ Phone	_____ Phone
_____ Email	_____ Email
_____ Signature	_____ Signature
_____ Date	_____ Date