



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 of price of any property marked below:

| Tract | Acres | Total Price (Acres x Price/Acre) | Price / Acre |
|---|-------|-------------------------------------|--------------|
| 1 | 65 | | |
| 2 | 158 | | |
| 3 | 38 | | |
| 4 | 55 | | |
| 5 | 160 | | |
| Combination Offer (Circle Farms) | | | |
| All Farms Offer | 476 | | |

Buyer Represents:

1. If I am the purchaser, I will execute a Formal Purchase Agreement and will deposit 10% (ten percent) 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.

2. Formal Purchase Agreement to include but not be limited to the following contingencies:
 3. The property will be conveyed by a 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 _____.
 4. 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.
 5. 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 Warranty Deed.
 6. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):
_____.
7. BID PROCESS
 - Round One Bidding Process
 - Prospects will submit a bid by **Tuesday, September 17, 2024 at 12 PM CST.**
 - Cash offers with minimal contingencies
 - Accepting property "as-is", "where-is"
 - Seller Options After Round One:
 - Accept one bid
 - Negotiate with one bid
 - Reject all bids and retain ownership.
 - Ask bidders to proceed to a highest and final offer (Round Two).
 - Round Two Bidding Process:

The highest bid for each tract or combination of tracts will be disclosed to the remaining bidders for final round of bidding without disclosing the identity of the bidders.

 - Bidders will be asked to submit highest and best bid by **September 18, 2024 at 12 PM CST**
 - Seller will accept one of the bids after all final bids have been submitted with winning bidder being notified by **September 18, 2024 at 5 PM CST.**

Growthland

Appraisals, Management, Brokerage, & Advising

THIS FORM MUST BE RECEIVED NO LATER THAN NOON, 12 P. M. CENTRAL TIME September 17, 2024 BY E-MAIL to bids@growthland.com , MARKED "HUMBOLDT COUNTY BID".

Buyer Printed Name

Buyer Printed Name

Street Address

Street Address

City, State, Zip

City, State, Zip

Phone

Phone

Email

Email

Signature

Signature

Date

Date