



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 owned by Win Productions, LLC:

Real Estate	Fulton County, IL	Bid Price
81.43 M/L Acres	785 North Taylor Lane Astoria, IL 61501	

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 the last purchased price.
2. 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 Escrow Account within 3 business days of offer acceptance.
3. Formal Purchase Agreement to include but not be limited to the following Buyer provisions:
4. The property will be conveyed by a Quit Claim Deed which conveys an insurable title, subject to easements and rights of way both visible and of record, and **pending court approval**. Closing will be at an agreed time on or before

_____.



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 provide a Title Commitment from a licensed title company, at Seller's expense, to the Buyer. Buyer's attorney to develop title opinion, stating any objection and only objections stated shall be considered. Title Commitment shall show good and merchantable title subject to all easements and restrictions of record. Sellers agree to convey title by Quit Claim 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 by February 27th, 2025 at 5:00 PM CST.
 - d. Reject all bids and retain ownership.

THIS FORM MUST BE RECEIVED NO LATER **THAN 3:00 P.M. CST on February 26TH, 2025** BY E-MAIL to bids@growthland.com, MARKED "Fulton 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