



OFFER TO PURCHASE AND ACCEPTANCE

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

Please Print Legibly

Tract 1: W ½ SW ¼ 18-3-5 East of the 6th P.M.

I agree to pay a purchase price of \$_____. Offers will be for the entire tract not by the acre.

Tract 2: SW 1/4 SE1/4 13-3-4 less an approximate 4.8-acre tract. (TBD by Survey)

I agree to pay a purchase price of \$_____. Offers will be for the entire tract not by the acre.

Buyer of this tract will be responsible for ½ the cost of a survey of this tract.

These tracts may be bid on separately or together. Please specify which way you want your bid to be considered. _____ Separately _____ Together

1. If I am the purchaser, I will execute a formal purchase contract and will deposit ten percent (10%) of the purchase price as a down payment on execution of the contract.
2. 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 August 18th, 2023.
3. Possession of the above-described premises shall be delivered to me upon fall harvest of the existing crops. I will take the property AS IS WHERE IS.
4. Farms are part of a Manure Management Plan for adjoining Hog Sites via a Manure Easement that will transfer with the property. Ask agent for information about easement and historical manure application costs.
5. Taxes for 2023 and prior years will be paid by the Seller. Buyer will be responsible for paying 2024 and subsequent taxes and assessments.
6. The Seller will furnish a title insurance policy, and each party will pay one half of the premium for an owner's policy.

7. If I have presented the accepted offer, title to the real estate will be taken in the following name(s):

_____.

8. **This offer is submitted and accepted with the understanding that the Seller reserves the right to accept this bid, reject this bid, or accept another bid. I understand that this offer, if accepted, is irrevocable and cannot be withdrawn by me.**

9. Seller reserves the right to reject any or all offers.

THIS FORM MUST BE RECEIVED NO LATER THAN JULY 21st, 2023, BY SEALED ENVELOPE, or E-MAIL, MARKED "**SEALED BID OFFER – ALARON**".

Purchaser: _____

Purchaser: _____

Address: _____

Address: _____

Telephone: _____

Telephone: _____

Email: _____

Email: _____

Signature: _____

Signature: _____

Date: _____

Date: _____