

COFFMAN FARM AGENCY, L.L.C.

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*Farm Management
Rural Appraisal
Real Estate Sales
Land Acquisition*

BID ON REAL ESTATE

I am submitting a bid of \$_____ on an estimated 200 acres of real estate as describe below. Bid is total price, not per acre.

Seller: Deborah A. McKinnie Trust

SW¼ and the W½W½SE¼ of Section 34, Township 88 North Range
39 West of the Fifth P.M., Ida County, Iowa.

I understand that bids for this property are being accepted by Coffman Farm Agency, LLC until 5:00 pm on August 9, 2021. If this bid, or any higher bid that I may make is accepted by the Seller, I agree to sign a real estate contract for the purchase of the property and make a 10% earnest money payment.

Buyer acknowledges the presence of a wind easement and accepts the accompanying terms and obligations. Seller shall retain the 2021 wind easement payment. Buyer will receive all future wind easement payments.

Unless announcements on August 10, 2021, state differently the real estate contract will include the following terms.

1. Settlement will be on or before November 1, 2021, upon evidence of clear and merchantable title.
2. Possession at closing, subject to farm lease expiring February 28, 2022. Seller shall retain all of the 2021 cash rent proceeds.
3. Taxes will be prorated to date of closing.
4. The farm is being sold as-is, where-is, with no guarantees either expressed or implied.

This bid shall be good through **August 10, 2021**.

I understand that Coffman Farm Agency LLC is acting as agent for the Seller and has offered me no agency representation.

Buyer:

Printed Name

Signature

Date