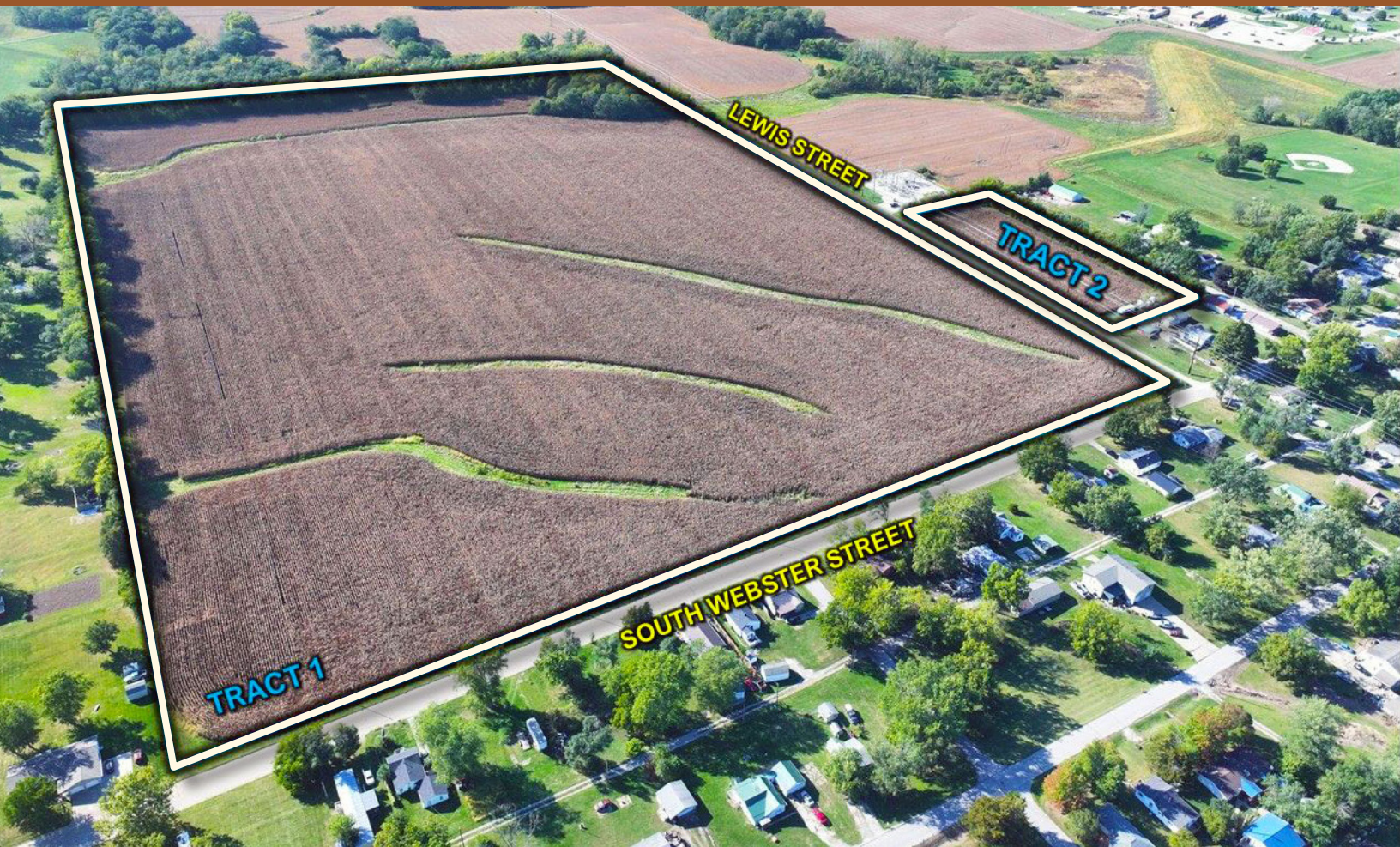




WAPPELLO COUNTY, IA

SEALED BID AUCTION FORM

Send bids prior to 5:00 p.m. CST on Thursday, November 20, 2025



Listing #18646 | South Webster Street - Ottumwa, IA 52501

MATT ADAMS | 515.423.9235
Matt@PeoplesCompany.com

RILEY SIEREN | 319.591.0111
Riley@PeoplesCompany.com

65.25
Acres M/L

PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

WAPELLO COUNTY, IOWA SEALED BID AUCTION
65.25 +/- Gross Acres

Tract 1: 62.5 Acres M/L
Tract 2: 2.75 Acres M/L

BID SUBMITTAL PROCESS AND DEADLINE:
Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Thursday, November 20th, 2025, to the following:

Riley Sieren | Peoples Company
219 Westwood Cir | Kalona, Iowa 52247
Riley@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Riley Sieren by phone at (319) 591.0111 or by email at Riley@PeoplesCompany.com. Handwritten bids, if legible, may be acceptable in the Seller and Broker's sole discretion. Please complete each blank field provided in the Sealed Bid Submittal Form. Bids can be submitted via mail or email, but must be received by the deadline date to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer or enter into negotiations with one or more Bidders. Upon the Seller's acceptance of any bid or offer, the winning Bidder(s) and Seller shall enter into a binding Purchase Agreement to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed Purchase Agreement.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge that they are representing themselves in completing the sales transactions.

Farm Program Information: Farm Program Information is provided by the Wapello County Farm Service Agencies. The figures stated in the marketing

material are the best estimates of the Seller and Peoples Company; however, Farm Program Information, base acres, total crop acres, conservation plan, etc., are subject to change when the farm is reconstituted by the Wapello County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required at the time of signing the Purchase Agreement. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Tuesday, December 30th, 2025. The balance of the purchase price will be payable at closing in the form of a guaranteed check or wire transfer.

Possession: Possession of the farm will be given At Closing, Subject to Tenant's Rights.

Farm Lease: The farm lease has been terminated and will be open for the 2026 cropping season.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by the Auctioneer, Peoples Company, or Seller. Peoples Company and its representatives are agents of the Seller. The winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All field boundaries are presumed to be accurate according to the best available information and knowledge of the Seller and Peoples Company. Overall tract acres, tillable acres, etc., may vary from figures stated within the marketing material. The buyer should perform his/her investigation of the property before bidding at the auction. The brief legal descriptions in the marketing material should not be used in legal documents. Full legal descriptions will be taken from the Abstract.

I ACKNOWLEDGE THAT I HAVE READ, AND DO HEREBY ACCEPT THE TERMS AND CONDITIONS.

INITIALS: _____

SEALED BID OFFER

DELIVER, MAIL, OR EMAIL BIDS TO:

Peoples Company, Attn: Riley Sieren | 219 Westwood Cir | Kalona, Iowa 52247 | Riley@PeoplesCompany.com
Peoples Company, Attn: Matt Adams | 12119 Stratford Drive, Suite B, Clive, Iowa 50325 | Matt@PeoplesCompany.com

Bids Submitted By: Company or Name: _____ Phone: _____

Address: _____ Email: _____

Purchase Offer Terms: _____ Offer Price: \$ _____

Submitted this _____ Day of _____, 2025:

Signature

Print Name