

SEALED BID FARMLAND AUCTION

SCRANTON, IOWA

GREENE COUNTY

LISTING #18837

SEALED BID AUCTION FORM

BIDS ARE DUE BEFORE 4:00 PM (CST) ON THURSDAY, FEBRUARY 12, 2026

80 ACRES M/L

MATT ADAMS | 515.423.9235

Matt@PeoplesCompany.com | IA LIC S59699000



AUCTION DETAILS & TERMS

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 4:00 P.M. CST, on Thursday, February 12th, 2026, to the following:

Matt Adams
Peoples Company
12119 Stratford Drive
Clive, IA 50325
Matt@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Matt Adams by phone at (515) 423.9235 or by email at Matt@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 in order to be considered.

Upon the receipt of all submitted bids, the Seller may accept or reject any bid or offer, enter into negotiations with one or more Bidders, or withdraw the Property from market without notice. Upon the Seller's acceptance of any bid or offer, the winning Bidder and Seller shall enter into a binding Purchase Agreement. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Purchase Agreement.

Seller: The Beverly L. Hoyt Revocable Trust

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

Farm Program Information: Farm Program Information is provided by the Greene County Farm Service Agency. 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 Greene County FSA and NRCS offices.

Earnest Money Payment: A 10% earnest money payment is required on the day of the auction. The earnest money payment may be paid in the form of cash or check. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Friday, March 13, 2026. The balance of the purchase price will be payable at closing in the form of cash, guaranteed checks, or wire transfers.

Possession: Possession of the land will be given at closing.

Farm Lease: The farming rights are open for the 2026 growing season.

Contract & Title: Immediately upon the conclusion of the auction, the high bidder will enter into a real estate sales contract and deposit the required earnest money payment into the Peoples Company Trust Account. The Seller will provide a current abstract at their expense. The sale is not contingent upon Buyer financing.

Financing: The purchaser's obligation to purchase the Property is unconditional and is not contingent upon the Purchaser obtaining financing. Any financial arrangements are to have been made before bidding at the auction. By the mere act of bidding, the bidder makes a representation and warrants that the bidder has the present ability to pay the bid price and fulfill the terms and conditions provided in the Contract.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Seller. Not all tract and boundary lines are fenced, and if needed, it will be the responsibility of the Buyer at closing. Existing fence lines may not fall directly on the legal boundary.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property will be 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. Any announcements made on bid day by the Auctioneer or Listing Agents will take precedence over all previous marketing material or oral statements. All decisions of the Auctioneer are final.

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. Buyer should perform his/her investigation of the property before bidding at the auction. The brief legal description in the marketing material should not be used in legal documents. Full legal description will be taken from the Abstract.

Seller reserves the right to accept or reject any and all bids.

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: 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



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