

WASHINGTON COUNTY, IA



Listing #19372

JENSEN & ASSOCIATES

319.313.2923



**199.46
Acres M/L**

SEALED BID AUCTION FORM

ALL BIDS DUE PRIOR TO 12:00 PM ON JUNE 16, 2026

Riley Sieren | 319.591.0111
Riley@PeoplesCompany.com
IA LIC S66739000

Matt Hoenig | 319.330.9735
Matt.Hoenig@PeoplesCompany.com
IA LIC S68835000

Auction Details and Terms

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 12:00 "Noon" P.M. CST, on Tuesday, June 16th, 2026, to the following:

Peoples Company / Jensen & Associates
117 S Locust Street
Winfield, Iowa 52659
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 Washington 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 Washington 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 check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Closing will occur on or before Thursday, July 30th, 2026. 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 tenants rights.

Farm Lease: The farm lease has been terminated and is open for the 2027 cropping season. Second half cash rent will be given to the buyer as a credit at closing.

Fences: Existing fences, if any, are in as-is condition and will not be updated or replaced by the Sellers. Not all tract and boundary lines are fenced, and if needed, 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 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. **One of the sellers of Fulton Legacy Acres, LLC holds an active Iowa real estate license.**

Seller reserves the right to accept, counter, 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 / Jensen & Associates | 117 S Locust Street | Winfield, Iowa 52659 | Riley@PeoplesCompany.com

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

Address: _____ Email: _____

Tract 1 - 69.31 Acres - Offer Price _____

Tract 2 - 130.15 Acres - Offer Price _____

Whole Farm - 199.46 Acres - Offer Price _____

Submitted this _____ Day of _____, 2026.

Signature

Print Name

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