

Muscatine County, Iowa



SEALED BID FORM

189.54 ACRES M/L | OFFERED IN TWO TRACTS

Bid By 12 PM on Wednesday, October 28



MATT HOENIG

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Listing #19724



TERMS AND CONDITIONS

Willson Heritage Farm, LLC | 09.18.26

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 Wednesday, October 28th, 2026, to the following:

Peoples Company
818 5th Street
Kalona, IA 52247
Matt.Hoenig@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 Hoenig or Riley Sieren by phone at (319) 330.9735 or (319) 591.0111 or by email at Matt.Hoenig@PeoplesCompany.Com & 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.

Method of Sale: The property will be sold as two individual tracts or combination through a One-Chance Sealed Bid Auction. The format encourages Bidders to submit their highest and best offer in writing for tracts or a combination of any of the two tracts, as there will be no live bidding or additional rounds of bidding for the property. In the unlikely event that there are two or more bids for the same amount, each party would then be asked if they wish to raise their bid until concluded

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 Muscatine 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 Muscatine 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 or check or wire transfer. All funds will be held in the Peoples Company Trust Account.

Closing: Tract 1's Closing will occur on or before Tuesday, January 5th, 2027. Tract 2's Closing will occur on or before Friday, December 11th, 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.

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.

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 Hoenig | 818 5th Street Kalona, Iowa 52247 | Matt.Hoenig@PeoplesCompany.com

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

Address: _____ Email: _____

Purchase Offer Terms: _____

Tract 1 - 45.91 Acres - Offer Price: \$ _____

Tract 2 - 143.63 Acres - Offer Price: \$ _____

Whole Farm - 189.54 Acres - Offer Price: \$ _____

Submitted this _____ Day of _____, 2026:

Signature _____

Print Name _____