SEALED BID FORM

Bids due Friday, November 20, 2026 at 5:00 PM CST

Nodaway Elevator, Adams County, Iowa



7.74 Acres M/L

LISTING #19833

OPEN HOUSES WEDNESDAY, OCTOBER 28
and SUNDAY, NOVEMBER 8
11:00 AM *to* 1:00 PM CST

Nodaway Elevator
Family Owned Since 1957

PEOPLES COMPANY
INTEGRATED LAND SOLUTIONS

ADAM CURRAN IA LIC S56876000
641.203.2931 | Adam@PeoplesCompany.com

SARA CURRAN IA LIC S66155000
641.344.0847 | Sara@PeoplesCompany.com

Sealed Bid Terms & Conditions

Sale Terms and Conditions: Peoples Company is handling the sale of the Nodaway, Iowa Grain Elevator owned by Nodaway Elevator, Inc. through a Sealed Bid Sale.

Sealed Bid Submittal Process & Deadline: Sealed Bids, in written or electronic format, for the Property will be due no later than 5:00 P.M. CST, on Friday, November 20th, 2026, to the following:

Adam Curran
Peoples Company
1108 S. 44th Street, Suite 102
Cumming, Iowa 50061
Adam@PeoplesCompany.com

Sealed Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Listing Agent Adam Curran by phone at 641.203.2931 or by email at Adam@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 Offer to Buy. The Seller shall not be obligated or bound to sell the Property until Seller has entered into a fully executed, definitive Offer to Buy.

Earnest Money Payment: An earnest money payment of 10% of the purchase price will be due upon acceptance and notification of a successful offer. The earnest money payment may be paid in the form of a check or wire transfer. All funds will be held by Peoples Company Trust Account.

Financing: The sale of the property is not contingent upon the Buyer obtaining financing. All financing arrangements are to have been made before bid submission. By bidding, the Bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement.

Closing: Closing will occur between Wednesday, December 30th, 2026, and Wednesday, January 6th, 2027, in an effort to provide flexibility to the successful bidder.

Possession: Possession will be given at closing, subject to tenants' rights. Nodaway Elevator, Inc. currently has contracts with producers that will need to be addressed as part of the possession process. Please contact the listing agent for additional details.

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.

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

I acknowledge that I have read, and do hereby accept the terms and conditions. **Initials:** _____

Sealed Bid Offer

Deliver, mail, or email bids to:
Adam Curran, Peoples Company | 1108 S. 44th Street, Suite 102 | Cumming, Iowa 50061 | Adam@PeoplesCompany.com

Company or name _____ **Phone** _____

Address _____ **Email** _____

Offer price (total dollar amount): $ _____

Notes _____

Submitted this _____ **day of** _____ **, 2026**

Signature _____ **Print name** _____