** FARM LAND AUCTION BID FORM

 *Property Address: South of Warren Street South of Keoco Auction Co.*

All information to be completed to be considered a valid bidder.

 Sealed Bid offers must be received by 3:00 p.m., February 11, 2022 In-person at Grimm Company Real Estate, 120 N Main St, North English, IA 52316

 Or by mail to P.O. Box 305, North English, IA 52316

Legal Description: All that part of the North Sixty-four and one-half acres of the West Half of the Southwest Quarter of Section One, Township Seventy-five North, Range Twelve West of the 5th P.M., in Keokuk County, Iowa, lying South of the South line of Sigourney Boulevard and South of the South line of Lot Thirteen in Block Four, as shown by the Plat of the Victory Park Addition to the City of Sigourney, Keokuk County, Iowa, as recorded in Plat Book 3, at page 335 of the records of Keokuk County, Iowa, AND

The South Fifteen and one-half acres of the Southwest Quarter of the Southwest Quarter of Section One, Township Seventy-five North, Range Twelve West of the 5th P.M., in Keokuk County, Iowa.

 BID Per Acre: $\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 60.5 Acres M/L

 Closing Date on or before March 25, 2022.

 BIDDER NAME: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_

 (Signature of Bidder or Bidder Representative)

 Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 City: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State: \_\_\_\_\_ Zip:\_\_\_\_\_\_\_\_\_\_\_

 Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Home) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (Cell)

METHOD OF SALE: Sealed Bid offers must be received by 3:00 p.m., February 11, 2022 at Grimm Company Real Estate office, 120 N Main St, North English, IA 52316 or by mail to P.O. Box 305, North English, IA 52316. After review of offers, the top bidders may be invited to participate in a final round “bid off” on February 18, 2022. It will be announced on sale date if the present high offer has or will result in an absolute sale. It is seller’s intent to sell but reserves the right to accept or reject any and all offers.

AUCTION TERMS: The successful bidder will be required to enter into a written purchase agreement along with 10% earnest money payment payable in the form of personal, company check or certified cashier’s check to “Grimm Company

Real Estate Trust”. The balance due payable at closing in cash, guaranteed funds or by wire transfer. Seller will provide updated abstract for buyers Attorney to do a Title Opinion. Property will NOT be sold subject or contingent to financing. Please have all financial arrangements made prior to submitting sealed bid. Announcements made the day of the auction takes precedence over previous announcements and printed materials.

The information gathered for this sale is from sources deemed reliable, but cannot be guaranteed by

Grimm Company Real Estate and or its agents.

CONDITIONS: Closing date and date of Possession on or before March 25, 2022. This sale subject to easements, covenants, leases and restrictions of record. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. Past history is no guarantee of future performance. All property is sold “as is - where is” with no warranties or guarantees, expressed or implied, by the owner or agents of Grimm Company Real Estate.

SELLER: Robert E. Wehr Living Trust

If you need additional information, please call…

Scott Grimm, Broker - cell (319) 330-9738

*LICENSED TO SELL REAL ESTATE IN THE STATE OF IOWA*