



SEALED BID PACKET - FOR SALE BY BIDS

Deadline: Wednesday November 5th, 2025 3:00 PM CST

Dear Bidder,

Thank you for your interest in **77 +/- acres** located in Dallas County, Iowa; Spring Valley TWP, section 35. Exact legal description will come from the abstract. Follow the instructions below to complete your bid.

Instructions Below to Submit Bid.

1. Complete a copy of the purchase agreement designated for this property. To complete the purchase agreement follow the steps below. Below is a copy of the purchase agreement.
 - a. Input buyer information to the top right corner of page 1.
 - b. Input lump sum dollar amount you're wanting to offer for the property on the first blank space provided in paragraph two on page 1.
 - c. Input earnest money dollar amount (10% of your offer) on the second blank space provided in paragraph two on page 1.
 - d. Print you name on the first space provided on page 3
 - e. Sign and date on the last page provided on page 3.
2. Bid must be delivered by November 5th, 2025 3:00 P.M CST in one of three ways:
 - a. Mail bid to Iowa Land Company Urbandale Office which address is 2540 106th Street, Suite 201, Urbandale, IA 50322. If you're mailing your bid, please contact Luke or Matt Skinner to notify them that your bid has been mailed so they can keep an eye out for it prior to the bidding deadline.
 - b. Deliver bid to Iowa Land Company Urbandale Office
 - c. Email bids to Luke@iowalandcompany.com or Matt@iowalandcompany.com

TERMS OF THE SALE

Sale Method: Farm will be offered individually via Sealed Bid Sale. Contact Land Broker Luke Skinner or Matt Skinner to request a bid packet. Seller has the right to reject, accept, or counter any and all bids. It's important to understand, if the seller doesn't accept the highest dollar amount bid the seller will likely counter offer the highest bid. You should be aware of this while making your bid so you are aware how important it is to be the highest bid prior to November 5th at 3 P.M CST.

Bid Submission Process and Earnest Money: All interested parties are required to make Sealed Bid on purchase agreement form provided by Iowa Land Company. Please print the bid packet per tract above to submit a bid. To be considered, all sealed bids should be delivered to Iowa Land Company Urbandale, Iowa office or emailed to Matt Skinner or Luke Skinner on or before November 5th, 2025. Iowa Land Company will notify the winning bidder. **Winning bidder earnest money deposit is to be issued to the seller's attorney no later than 5 business days after being notified of the accepted bid.** All funds will be held in the seller's attorney trust account prior to closing. The remaining purchase price balance will be due at closing. Unsuccessful bidder(s) will be notified their bid was not accepted.

Farm Lease: The farm is leased for 2025. Buyer to receive full possession at closing subject to tenants rights. Open tenancy 2026 crop year.

Crop Rental : Seller will retain all 2025 farm income.

Survey: Tract 1 (East 80) will be surveyed.

Farm Possession: Buyer will receive full possession at closing, subject to tenants rights.

Farm Closing: On or Before December 18th, 2025

Terms and Conditions: This sale is subject to all easements, covenants, restrictions of record, and leases. Each Bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. All property is sold "AS IS-WHERE IS" basis with no warranties or guarantees, either expressed or implied by the Seller or Iowa Land Company.

Deadline: Wednesday November 5th, 2025 3:00 PM CST
Contact Luke Skinner (515) 468-3610 or Matt Skinner (515) 443-5004

IOWA LAND COMPANY REAL ESTATE, LLC

OFFER TO PURCHASE REAL ESTATE

Seller: Christian and Arlene Oelberg Trust

Buyer: _____

Address: 1088 Kenwood Ave

Address: _____

City: New Hampton State/Zip: IA 50659

City: _____ State/Zip: _____

1. **Mutual Covenants.** Seller agrees to sell and Buyer agrees to purchase the following described real estate, together with all improvements and rights that pertain to such real estate, upon the terms set forth in this contract: 77 +/- Acres located in Spring Valley TWP Section 35. Exact legal to come from abstract.

2. **Purchase Price.** Buyer agrees to pay Seller \$ _____ Buyer to pay Seller \$ _____ as earnest money to be hold for the mutual benefit of Buyer and Seller in the trust account of the Sellers attorneys trust account for delivery to Seller at time of closing. The balance, adjusted prorations and/or credits (if any), shall be paid to Seller at closing in cash.

3. **Possession and Closing.** Seller shall deliver possession of the premises to Buyer at time of closing, which shall be held on or before 12/18/25 at the office of Buyer's lender, Seller's attorney, or such other place at the parties may agree. All prorations including rents, insurance, and general taxes shall be made as of closing.

4. **Personal Property.** Bare Land No PP.

5. **Groundwater Hazard Statement.** Sellers warrant to the best of their knowledge and belief that there are no abandoned wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks located on the Property, the Property does not contain levels of radon gas, asbestos, or urea-formaldehyde foam insulation which require remediation under current governmental standards, and Sellers have done nothing to contaminate the Property with hazardous wastes or substances. Sellers warrant that the property is not subject to any local, state, or federal judicial or administrative action, investigation or order, as the case may be, regarding wells, solid waste disposal sites, hazardous wastes or substances, or underground storage tanks. Sellers shall also provide Purchasers with a properly executed Groundwater Hazard Statement showing no wells, solid waste disposal sites, hazardous wastes and underground storage tanks on the Property.

6. **Abstract and Title.** Seller, at their expense, shall promptly obtain an abstract of title to the real estate continued through the date of this contract and deliver it to buyers for examination. It shall show merchantable title in Seller in conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Purchaser when the purchase price is paid in full; however, Purchaser reserves the right to occasionally use the abstract prior to full payment of the purchase price. Seller shall pay the costs of any additional abstracting and title work due to any act or omission of Seller, including transfers by or the death of Seller or their assigns. The Purchaser shall provide, at its expense, all policies of title insurance required by its lender.

7. **Deed of Conveyance.** At the time of closing, Seller shall deliver to Buyer an executed recordable Warranty Deed sufficient to convey the real estate to Buyer or his nominee, in fee simple, subject only to title exceptions permitted herein.

8. Earnest Money on Default. If the Buyer defaults, the earnest money paid under the terms of the Contract shall be forfeited and paid to Seller, or at Seller's election, Seller may proceed in law or equity. If this Contract fails to close through no fault of the Buyer, the earnest money shall be returned to the Buyer. Provided however, if such failure is due to default by Seller, such return to Buyer shall not release Seller from their obligations under this Contract. In the event a dispute arises between Seller and Buyer as to who is entitled to the earnest money, Seller's attorney shall continue to hold the same until such dispute is resolved.

9. Destruction of Premises. If before the earlier of the delivery of the deed, or the transfer of possession, the improvements on the subject property shall be destroyed by fire or other casualty, Buyer shall have the option of declaring this Contract null and void and of receiving his earnest money, or of accepting the subject property as damaged or destroyed and the proceeds of any insurance payable as a result of such destruction or damage, which proceeds Seller agrees to assign to Buyer. In no event shall Seller be obligated to repair or replace damaged improvements.

10. Miscellaneous. Time shall be of the essence of this Contract. Those provisions of this Contract which by their terms necessarily continue beyond the closing of this Contract shall survive the closing. If any of the subject real estate is enrolled in the Conservation Reserve Program (CRP) Buyer agrees to fulfill the Conservation Reserve Program (CRP) contract terms for any of the subject property currently enrolled in the program, and, within a reasonable time after closing, to execute a successor CRP contract with the Department of Agriculture.

11. Exchange. Buyer(s) and Seller(s) understand and agree that the Buyer(s) and/or Seller(s) may elect to exchange the property for other real property in a tax-deferred exchange under Section 1031 of the Internal Revenue Code of 1986, as amended. Buyer(s) and Seller(s) shall cooperate with each other to facilitate said exchange.

12. Taxes. Seller is responsible for paying all property taxes up to day of closing.

13. Government Programs: Buyer acknowledges that it is their responsibility to research and/or uphold any government programs that could be or are currently in place on the property. Buyer is not relying on any other representations regarding accessing government programs.

14. Contingencies: Seller and Buyer both agree this purchase agreement is not contingent upon any terms or conditions other than what is stated in or attached to this contract.

15. Contingency Deadlines: Buyer will have until NA after the final acceptance date to cancel the contract by written notification to the seller if the contingencies cannot be satisfied. **Failure to notify Seller within the time specified constitutes a waiver of the contingencies cannot be satisfied.**

16. Survey:

- ☒ / Seller, at Seller's expense, will provide a survey for the property only if necessary to establish clear title.
- ☐ / Buyer, at Buyer's expense, will provide a Staked Boundary Survey for the property prior to the closing date.
- ☐ / Seller and Buyer will provide a Staked Boundary Survey for the property prior to closing date with the total cost of the survey being equally split between both parties.
- ☐ / Seller and Buyer agree a survey will not be provided. The m/l acres being sold is based off _____ acres.

17. Signatures. This contract may be executed in one or more counterparts and delivered by facsimile or electronically, each of which shall be considered an original, but which, taken together, shall be deemed one and the same instrument.

Additional Provisions:

Taxes to be prorated to the date of closing.

Offer is considered a cash offer not contingent on obtaining financing.

Full possession March 1st 2026 subject to tenants right. Farm will be open tenancy for 2026 crop year.

Farm is sold in where is as is condition. No warranties or guarantees, either expressed or implied by the sellers of Iowa Land Company.

The farm will be surveyed the final multiplier will be based on NET acres for tract 1.

THIS WILL BE A LEGALLY BINDING CONTRACT WHEN FULLY SIGNED. IF YOU DO NOT UNDERSTAND ALL OF THE TERMS, SEEK LEGAL COUNSEL FROM YOUR ATTORNEY BEFORE SIGNING.

Neither the owner nor the listing broker herein may refuse to display the property described herein or refuse to sell the same to any person on the basis of race, color, religion, national origin, sex, ancestry, age, marital status, physical or mental handicap, familial status, or any other class protected by the Human Rights Act.

Expiration: This offer will expire on 11/6/25, at 6 pm or am) unless accepted or withdrawn before expiration.

Licensee Luke Skinner **assisting Seller is a:**

Licensee _____ **Buyer is a:**

☒ Seller's Agent
☐ Transaction Agent (Facilitator)
☐ Disclosed Dual Agent
☐ Seller is not being represented

☐ Buyer's Agent
☐ Transaction Agent (Facilitator)
☐ Disclosed Dual Agent
☒ Buyer is not being represented

Print Names

_____ Seller(s)

_____ Buyer(s)

_____ Seller(s)

_____ Buyer(s)

_____ Seller(s)

_____ Buyer(s)

_____ Seller(s)

_____ Buyer(s)

_____ Seller(s)

_____ Buyer(s)

Buyer's signature _____ (Date)

Buyer's signature _____ (Date)

Seller's signature _____ (Date)

Seller's signature _____ (Date)

Seller's signature _____ (Date)

Seller's signature _____ (Date)

Seller's signature _____ (Date)

Buyer is responsible for mailing earnest check to Seller's attorney no later than **5** business days after acceptance from both buyer and seller.

Sellers attorney information:

Name: **Matt Craft**

Address: **JSC Legal**

Phone: **319-260-4471**