DETAILS AND TERMS OF SEALED BID

Seller's Rights: Seller reserves the right to accept or reject any and all offers.

Bid Basis: Bids shall be submitted on a price-per-acre basis for approximately 298 acres, more or less (m/l).

Bid Deadline: All sealed bids must be received no later than 9:00 a.m. (CST) on Monday, November 2, 2026.

Bid Submission: Bids must be submitted via email to EuniceMahoneyTrustFarmSale@gmail.com.

Each bid must be accompanied by a letter of credit or other documentation demonstrating the bidder's financial ability to complete the purchase.

After submitting a bid by email, please send a text message to 563-505-6679 providing the email address from which the bid was submitted. This will serve as confirmation that the bid has been received for consideration.

Multiple-Bid Process
This sale will be conducted using a multiple-bid process. After the initial sealed bids have been received and reviewed, the Seller reserves the right, at the Seller's sole discretion, to invite one or more bidders to submit an additional or best-and-final bid.

Participation in any subsequent round of bidding will be by invitation only. The Seller may establish a deadline and additional terms for any subsequent bidding round.

The Seller reserves the right to accept, reject, or negotiate any bid; to waive irregularities or informalities in any bid; and to accept the bid that the Seller determines to be in the Seller's best interest. The Seller is not obligated to accept the highest bid.

Submission of a bid does not create a binding agreement or obligation on the part of the Seller until an offer has been formally accepted by the Seller.

Notification of Bidders: Bidders will be notified on November 3, 2026, whether their offer has been accepted or rejected.

Earnest Money: Upon acceptance of an offer, the successful bidder will be required to provide 10% of the purchase price as earnest money within 24 hours of acceptance. Earnest money will be held in the Beecher Law account until closing.

Closing: Closing shall occur on or before December 30, 2026, and will be facilitated by Beecher Law. The remaining balance of the purchase price shall be due at closing and payable by guaranteed funds or wire transfer.

Possession: Possession of the farm will be delivered to the buyer at closing.

Farm Lease: The existing cropland lease has been terminated. The property will be open for the 2027 crop season.

Disclaimer: All field boundaries are presumed to be accurate based upon the best available information and the Seller's knowledge. Overall tract acres, tillable acres, and other acreage figures may vary from those stated in the marketing materials.

Prospective buyers are encouraged to conduct their own investigation and due diligence regarding the property prior to submitting a bid. Any abbreviated or brief legal description contained in the marketing materials is provided for informational purposes only and should not be used in legal documents. The complete legal description of the property will be obtained from the abstract.