

# SEALED BID FORM

## WINDFIELD FARMS, INC.



Tract 1: Home on 2± acres located at 4007 E. Otter Road, Alburnett, Iowa

Tract 2: 16.24± acres located in Section 21, Otter Creek Township, Linn County, Iowa

I/We offer the following bid amount(s) for the **individual tracts** listed below:

Select	Acres	Bid Amount in Total Dollars
	Tract 1: Home on 2± Acres	X \$
	Tract 2: 16.24± Acres	X \$
	Total Bid Amount:	\$
	Add 5% Buyer's Premium:	+ \$
	Total Contract Purchase Price:	= \$

I/We offer the following bid amount(s) for the **combination tracts** listed below:

Select	Acres	Bid Amount in Total Dollars
	Tracts 1 & 2: Home on 2± Acres & 16.24± Acres	X \$
	Total Bid Amount:	\$
	Add 5% Buyer's Premium:	+ \$
	Total Contract Purchase Price:	= \$

### SEALED BID TERMS:

**Total Bid Amount(s) + 5% Buyer's Premium of Total Bid Amount = Total Contract Purchase Price.**

**Bid Amount is Total Dollar Amount, Not Per Acre Amount.**

There will be no "final round" of bidding, unless a tie bid occurs. If a tie bid occurs, only the parties with tying bids will be contacted to raise said bid. Seller reserves the right to accept, reject or counter offer any and all bids. Seller may enter into negotiations with one or more Bidders. I/We acknowledge this is my highest bid amount and understand there will be no chance to raise my bid, unless a tie bid occurs.

If my bid is accepted by the Seller, I/We agree to the special provisions, terms & conditions of this sealed bid auction and will sign a purchase agreement and deposit 10% earnest money of the total contract purchase price on the date of acceptance. Signing of the purchase agreement will take place through email and electronic document signatures, or in person at the Steffes Group Mt. Pleasant, IA Office. In the event the acceptance is after 3:00pm, the down payment/earnest money will be due the following business day.

Signature \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Print Name(s): \_\_\_\_\_

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

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**All sealed bids need to be received by Friday, January 16, 2026 at 1:00PM CST**