

SEALED BID FORM

WINDFIELD FARMS, INC.

683.46± Acres

Sections 17, 21, 22, 27, 28, Otter Creek Township, Linn County, Iowa



All sealed bids need to be received by Thursday, December 11, 2025 at 10:00AM CST

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

| Select | Bid Amount in Total Dollars |
|---|-----------------------------|
| <input type="checkbox"/> Tract 1: 77.5± Acres | \$ |
| <input type="checkbox"/> Tract 2: 79± Acres | \$ |
| <input type="checkbox"/> Tract 3: 70.8± Acres | \$ |
| <input type="checkbox"/> Tract 4: 77.11± Acres | \$ |
| <input type="checkbox"/> Tract 5: 112.56± Acres | \$ |
| <input type="checkbox"/> Tract 6: 140.13± Acres | \$ |
| <input type="checkbox"/> Tract 7: 98.26± Acres | \$ |
| <input type="checkbox"/> Tract 8: 12.49± Acres | \$ |
| <input type="checkbox"/> Tract 9: 15.61± Acres | \$ |
| 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 | Bid Amount in Total Dollars |
|--|-----------------------------|
| <input type="checkbox"/> Tracts 1 & 2: 156.5± Acres | \$ |
| <input type="checkbox"/> Tracts 3 & 4: 147.91± Acres | \$ |
| <input type="checkbox"/> Tracts 5 & 6: 252.69± Acres | \$ |
| <input type="checkbox"/> Tracts 5, 6 & 7: 350.95± Acres | \$ |
| <input type="checkbox"/> Tracts 5, 6, 7 & 9: 366.56± Acres | \$ |
| <input type="checkbox"/> Tracts _____: _____ ± Acres | \$ |
| Total Bid Amount: | \$ |
| Add 5% Buyer's Premium: | + \$ |
| Total Contract Purchase Price: | = \$ |

SEE TERMS ON BACK SIDE

SEALED BID FORM



WINDFIELD FARMS, INC.

683.46± Acres

Sections 17, 21, 22, 27, 28, Otter Creek Township, Linn County, Iowa

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. The signing of the purchase agreement will take place via email and electronic document signatures or in person at Steffes Group, Inc., 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.

All sealed bids need to be received by Thursday, December 11, 2025 at 10:00AM CST

Signature

Date

Signature

Date

Signature

Date

Print Name(s): _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____