



## REAL ESTATE CONTRACT (SHORT FORM)

IT IS AGREED between **Massner Farms Corp.** ("Seller"); and \_\_\_\_\_ ("Buyer").

Sellers agree to sell and Buyers agree to buy real estate in **Des Moines County, Iowa**, described as: **See EXHIBIT "A" attached.**

with any easements and appurtenant servient estates, but subject to the following:

- a. any zoning and other ordinances;
- b. any covenants of record;
- c. any easements of record for public utilities, roads and highways; and
- d. (consider: liens; mineral rights; other easements; interest of others.)

(the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is \$\_\_\_\_\_ of which (10%) \$\_\_\_\_\_ has been paid. Buyers shall pay the balance to Sellers at **Weaver & Huddle Law Office, Wapello, Iowa** or as directed by Sellers, as follows: **The remaining balance of \$\_\_\_\_\_ shall be paid upon delivery of merchantable deed and abstract.**
2. **INTEREST.** ~~Buyers shall pay interest from \_\_\_\_\_ on the unpaid balance, at the rate of \_\_\_\_\_ percent per annum, payable \_\_\_\_\_.~~ Buyers shall also pay interest at the rate of \_\_\_\_\_ percent per annum on all delinquent amounts and any sum reasonably advanced by Sellers to protect their interest in this contract, computed from the date of the delinquency or advance.
3. **REAL ESTATE TAXES.** Sellers shall pay real estate taxes prorated to date of possession.
4. **SPECIAL ASSESSMENTS.** Sellers shall pay all special assessments which are a lien on the Real Estate as of \_\_\_\_\_. All other special assessments shall be paid by Buyers.
5. **POSSESSION CLOSING.** Sellers shall give Buyers possession of the Real Estate on **July 7, 2025**, provided Buyers are not in default under this contract. Closing shall be on **July 7, 2025**.
6. **INSURANCE.** Sellers shall maintain existing insurance upon the Real Estate until the date of possession. Buyers shall accept insurance proceeds instead of Sellers replacing or repairing damaged improvements. After possession and until full payment of the purchase price, Buyers shall keep the improvements on the Real Estate insured against loss by fire, tornado, and extended coverage for a sum not less than 80 percent of full insurable value payable to the Sellers and Buyers as their interests may appear. Buyers shall provide Sellers with evidence of such insurance.
7. **ABSTRACT AND TITLE.** Sellers, 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 Sellers in or conformity with this contract, Iowa law and the Title Standards of the Iowa State Bar Association. The abstract shall become the property of the Buyers when the purchase price is paid in full, however, Buyers reserve the right to occasionally use the abstract prior to full payment of the purchase price. Sellers shall pay the costs of any additional abstracting and title work due to any act or omission of Sellers, including transfers by or the death of Sellers or their assignees.
8. **FIXTURES.** All property that integrally belongs to or is part of the Real Estate, whether attached or detached, such as light fixtures, shades, rods, blinds, awnings,

windows, storm doors, screens, plumbing fixtures, water heaters, water softeners, automatic heating equipment, air conditioning equipment, wall to wall carpeting, built-in items and electrical service cable, outside television towers and antenna, fencing, gates and landscaping shall be considered a part of Real Estate and included in the sale:

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9. **CARE OF PROPERTY.** Buyers shall take good care of the property; shall keep the buildings and other improvements now or later placed on the Real Estate in good and reasonable repair and shall not injure, destroy or remove the property during the term of this contract. Buyers shall not make any material alteration to the Real Estate without the written consent of the Sellers.
10. **DEED.** Upon payment of purchase price, Sellers shall convey the Real Estate to Buyers or their assignees, by **Warranty Deed**, free and clear of all liens, restrictions, and encumbrances except as provided herein. Any general warranties of title shall extend only to the date of this contract, with special warranties as to acts of Sellers continuing up to time of delivery of the deed.
11. **REMEDIES OF THE PARTIES.**
- a. If Buyers (a) fail to make the payments aforesaid, or any part thereof, as same become due; or (b) fail to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fail to keep the property insured; or (d) fail to keep it in reasonable repair as herein required; or (e) fail to perform any of the agreements as herein made or required; then Sellers, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.
  - b. If Buyers fail to timely perform this contract, Sellers, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyers only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Sellers, in such action file an election to waive any deficiency judgment against Buyers which may arise out of the foreclosure proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after

sale such right of redemption shall be exclusive to the Buyers, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Sellers in such action file an election to waive any deficiency judgment against Buyers or their successor in interest in such action. If the redemption period is so reduced, Buyers or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyers shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyers shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Sellers as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyers, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

- c. If Sellers fail to timely perform their obligations under this contract, Buyers shall have the right to terminate this contract and have all payments made returned to them.
- d. Buyers and Sellers are also entitled to utilize any and all other remedies or actions at law or in equity available to them.
- e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

**12. JOINT TENANCY IN PROCEEDS AND IN REAL ESTATE.** If Sellers, immediately preceding this contract, hold title to the Real Estate in joint tenancy with full right of survivorship, and the joint tenancy is not later destroyed by operation of law or by acts of Sellers, then the proceeds of this sale, and any continuing or recaptured rights of Sellers in the Real Estate, shall belong to Sellers as joint tenants with full right of survivorship and not as tenants in common; and Buyers, in the event of the death of either Seller, agree to pay any balance of the price due Sellers under this contract to the surviving Seller and to accept a deed from the surviving Seller consistent with paragraph 10.

**13. JOINDER BY SELLER'S SPOUSE.** Seller's spouse, if not a titleholder immediately preceding acceptance of this offer, executes this contract only for the purpose of relinquishing all rights of dower, homestead and distributive shares or in compliance with Section 561.13 of the Iowa Code and agrees to execute the deed for this purpose.

**14. TIME IS OF THE ESSENCE.** Time is of the essence in this contract.

**15. PERSONAL PROPERTY.** If this contract includes the sale of any personal property,

Buyers grant the Sellers a security interest in the personal property and Buyers shall execute the necessary financing statements and deliver them to Sellers.

16. **CONSTRUCTION.** Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.
17. **RELEASE OF RIGHTS.** Each of the Seller hereby relinquishes all rights of dower, homestead and distributive share in and to the property and waives all rights of exemption as to any of the property.
18. **CERTIFICATION.** Buyers and Sellers each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach of the foregoing certification.

**I UNDERSTAND THAT HOMESTEAD PROPERTY IS IN MANY CASES PROTECTED FROM THE CLAIMS OF CREDITORS AND EXEMPT FROM JUDICIAL SALE; AND THAT BY SIGNING THIS CONTRACT, I VOLUNTARILY GIVE UP MY RIGHT TO THIS PROTECTION FOR THIS PROPERTY WITH RESPECT TO CLAIMS BASED UPON THIS CONTRACT.**

Dated: \_\_\_\_\_

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**19. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM.**

A. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property.

~~B. The Property is served by a private sewage disposal system, or there is a private sewage disposal system on the Property. Seller and Buyer agree to the provision selected in the attached Addendum for Inspection of Private Sewage Disposal System.~~

~~C. Seller and Buyer agree that this transaction IS exempt from the time of transfer inspection requirements by reason that transfer is from pending Estate.~~

**20. ADDITIONAL PROVISIONS.**

See Special Provisions attached.

Dated: \_\_\_\_\_

**MASSNER FARMS CORP.**

\_\_\_\_\_  
Lyle Massner, President

\_\_\_\_\_  
\_\_\_\_\_, Buyer

\_\_\_\_\_  
\_\_\_\_\_, Buyer

## EXHIBIT "A"

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The Northeast Quarter and the North Half of the Southeast Quarter and the Northeast Quarter of the Southwest Quarter and the East 20 acres in the Northeast Quarter of the Northwest Quarter, all in Section 31, Township 72, Range 3 West, containing 300 acres more or less.

Also, the South one-half of the Southeast Quarter of Section 31, Township 72 North, Range 3 West, Des Moines County, Iowa, except the following described tract, to-wit: Beginning at the Southwest Corner of said Quarter Section; then East on Section line 15.33-1/3 chains, then North 6.00 chains; then West 15.33-1/3 chains; thence South 6.00 chains to place of beginning, containing 9.20 acres; Also, the following described tract, to-wit: Beginning at the Northeast Corner of the South Half of the Southwest Quarter of Section 31, Township 72 North, Range 3 West, Des Moines County, Iowa; running then West 7.015 chains; then South 13.97 chains; then East 7.015 chains; thence North 13.97 chains to the place of beginning; containing 9.80 acres, and containing in all 80 acres more or less.

Also, the Northwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, Township 72 North, Range 3 West; and the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 31, Township 72 North, Range 3 West; and the Northwest Quarter of the Southeast Quarter of the Northwest Quarter, Section 31, Township 72 North, Range 3 West; and the South Half of the Southeast Quarter of the Northwest Quarter of Section 31, Township 72 North, Range 3 West.

Also, the Northeast Quarter of the Southeast Quarter of the Northwest Quarter of Section 31, Township 72 North, Range 3 West of the 5th P.M.

SUBJECT to all Established Roads.

EXCEPT A part of the East Half of Sec. 31, Twp 72 - N, R 3 W of the 5th P.M. Des Moines County, State of Iowa, more particularly described as follows -

Commencing at the East 1/4 Corner of said Sec. 31; thence North 369' to the point of beginning; thence West 1106' to an iron pin; thence South 233' to an iron pin; thence S 36°26' W, 228.5' to a corner post; thence West 24' to a corner post; thence South 300' to a point; thence West 685' to a corner post; thence North 1054' to an iron pin; thence East 844.7' to an iron pin; thence South 200' to a corner post; thence East 1106' to the East line of Sec. 31; thence South 137' to the point of beginning.

Said tract contains 22.5 Acres more or less and is subject to a county road R.O.W. on the East side and other easements of record.

The E½ of the NW¼ and the NE¼ of the SW¼ in Section 31, Township 72 North, Range 3 West in Des Moines County, Iowa. EXCEPT: The West 850 feet of the North 1025 feet of the Northeast Quarter of the Northwest Quarter of Section 31, Township 74 North, Range 3 West of the 5<sup>th</sup> P.M., in Des Moines County, Iowa.

EXCEPTING THEREFROM Auditor Parcel "C" in part of Section 31, Township 72 North, Range 3 West of the 5<sup>th</sup> P.M., Des Moines County, Iowa, according to the plat of survey attached hereto, containing 155.89 acres, of which 1.29 acres are public road right of way.

Said parcel containing 162.95 acres, including 6.30 acres of road right of way.

### Special Provisions:

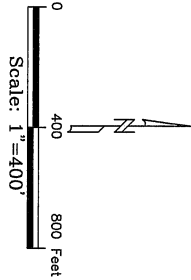
- Land is selling subject to tenant's rights on the tillable land for the 2025-2026 farming season (March 1, 2025 - February 28, 2026). Seller will retain 100% of the cash rent due in 2025.
- It shall be the Buyer's responsibility to give the tenant notice of termination of the farm tenancy & manure agreement prior to September 1, 2025, if so desired.
- If the tenant is served termination and does not continue to farm the land in 2026, the Seller shall reimburse the tenant for the remaining prorated share of lime applied fall of 2024.
- It shall be the obligation of the Buyer to report to the appropriate County FSA office and show filed deed in order to receive the following if applicable: A. Allotted base acres. B. Any future government programs. C. Final tillable acres to be determined by the FSA office, as tract lines may overlap field lines.
- Both Tracts will be surveyed by a licensed surveyor, at Seller's expense. Tracts will be sold by the acre with gross surveyed acres being the multiplier used to determine the total bid amount. In the event the final survey is not completed by auction day or if the recorded survey is different than the announced gross surveyed acres, adjustments to the final contract price will be made accordingly at final settlement/closing.
- This real estate auction is selling subject to final approval of the survey and subdivision requirements of the county, if required.
- If one Buyer purchases more than one tract, the Seller shall only be obligated to furnish one abstract and deed (husband & wife constitute one Buyer).
- This auction sale is not contingent upon Buyer's financing, appraisal(s), or any other Buyer contingencies.
- If a Buyer is unable to close due to insufficient funds or otherwise, Buyer will be in default and the deposit money will be forfeited and paid to Seller.
- The Buyer shall be responsible for any fencing in accordance with state law.
- The Buyer shall be responsible for installing their own entrances if needed or desired.
- If in the future a site clean-up is required, it shall be at the expense of the Buyer.
- All mineral rights, if any, held by Seller will be transferred to Buyer upon closing.
- This real estate is selling subject to any and all covenants, restrictions, encroachments, easements, rights-of-way, ordinances, resolutions, leases, and mineral reservations, as well as all applicable zoning laws.
- All lines, drawings, boundaries, dimensions and descriptions are approximations only based upon the best information available and are subject to possible variation. Sketches may not be drawn to scale and photographs may not depict the current condition of the property. Bidders should inspect the property and review all the pertinent documents and information available, as each bidder is responsible for evaluation of the property and shall not rely upon the Seller, Broker or Auctioneer, their Employees or Agents.
- The Buyer acknowledges that they have carefully and thoroughly inspected the real estate and are familiar with the premises. The Buyer is buying this real estate in its "as is" condition and there are no expressed or implied warranties pertaining to the real estate.
- Steffes Group, Inc. is representing the Seller. Bidder acknowledges they are representing themselves in this real estate transaction.
- Any announcements published or made the day of auction take precedence over advertising.

# RETRACEMENT PLAT OF SURVEY

## INDEX LEGEND

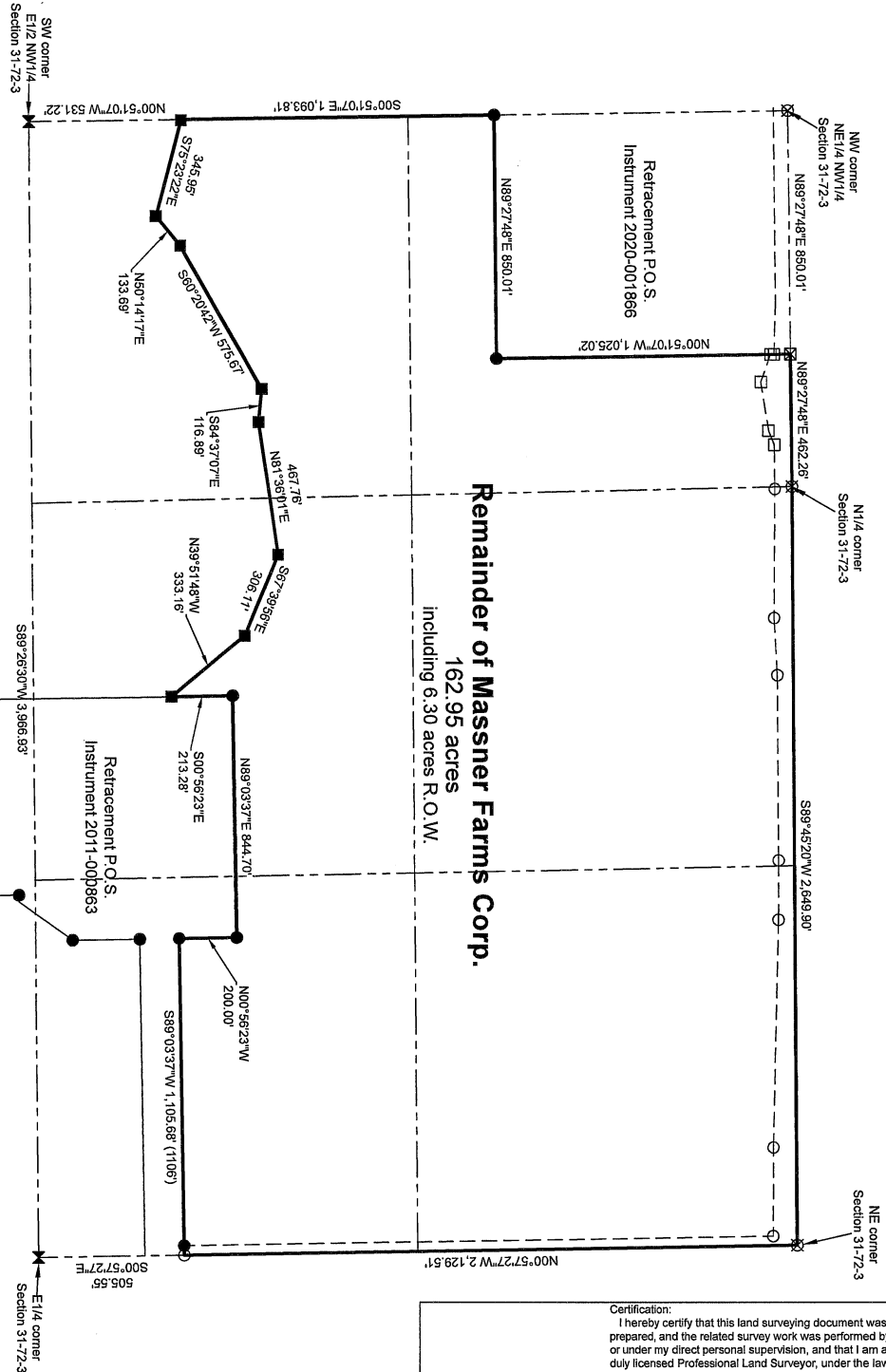
Property Location: part N1/2 Section 31, Township 72 North, Range 3 West  
Des Moines County, Iowa  
Surveyor: Robert H. Lance, Iowa P.L.S. #21980, rob@lancesurveying.com  
Return Document to: Lance Surveying Services (319) 986-6779  
1505 North Broadway Street, Mt. Pleasant, IA 52641  
Survey Requested by: Steffes Group  
Proprietor: Massner Farms Corp.  
Survey Completed: 1 May 2025

Sheet 1/1 | Basis of Bearing: IARTK, ISPS Zone | Massner Farms.dwg



**Property Description**  
Warranty Deed - Instrument # 2004-007712  
Warranty Deed - Book 363 Page 497  
Except Auditor's Parcel "C"

Legend:  
○ set 1/2"x3/32" rebar/orange cap #21980  
● found 1/2" rebar  
⊗ found brass plug  
⊠ corner in ditch, no monument set  
⊞ set MAG nail  
⊡ found 5/8" rebar  
--- county road R.O.W. line  
--- property line  
--- dimension from previous record  
--- total area within aliquot part  
--- R.O.W. area within aliquot part



Certification:  
I hereby certify that this land surveying document was prepared, and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance  
Iowa Professional Land Surveyor #21980  
License renewal date: December 31, 2025  
Pages covered by this seal: 1

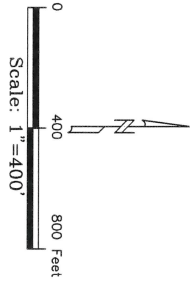
Date

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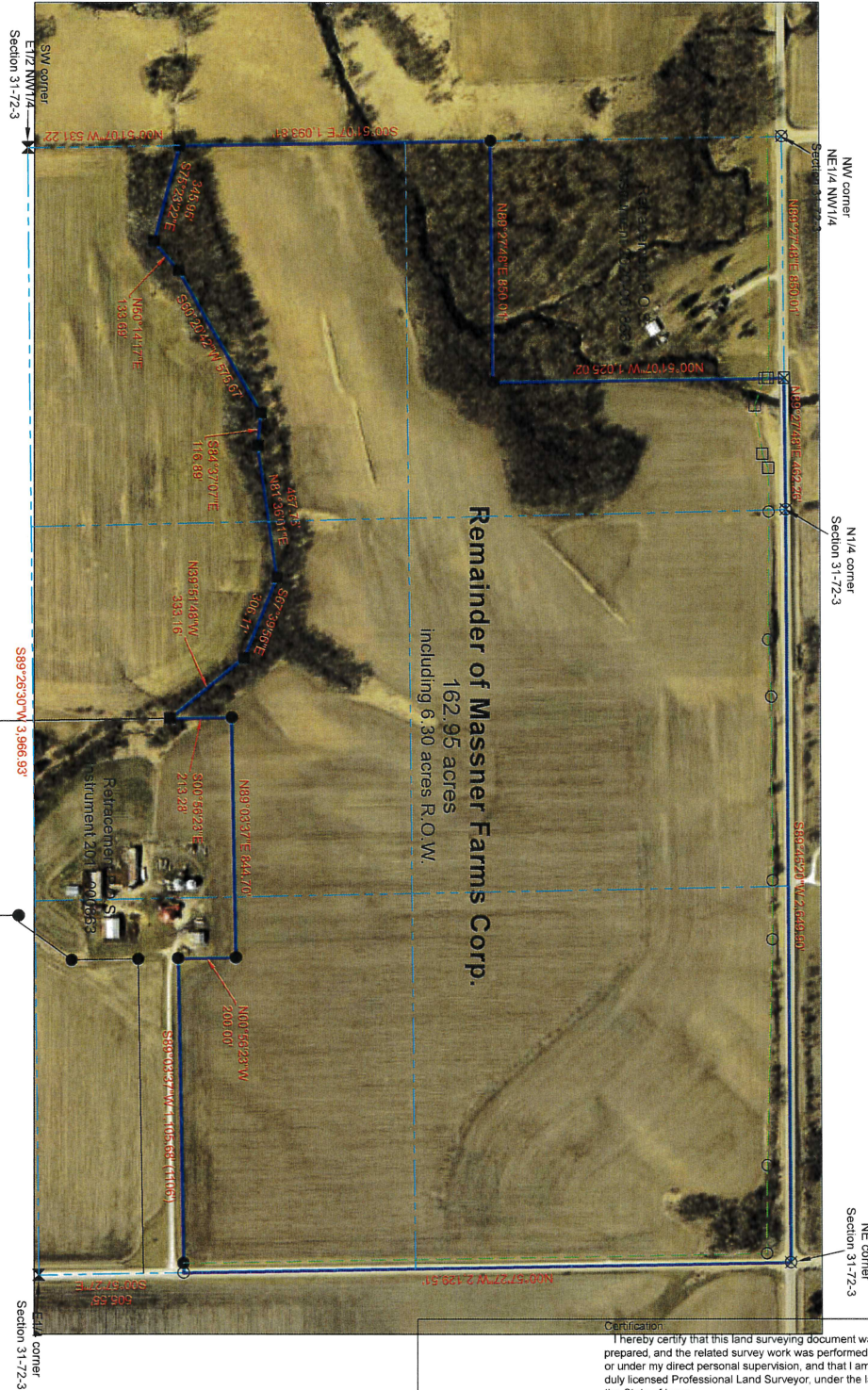
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⊗ found stone plug  
⊠ found 5/8" rebar  
□ set MAC nail  
— found 5/8" rebar  
— county road R.O.W. line  
— property line  
— dimension from previous record  
— total area within aliquot part  
— R.O.W. area within aliquot part



Certification  
I hereby certify that this land surveying document was prepared, and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Professional Land Surveyor, under the laws of the State of Iowa.

Robert H. Lance  
Iowa Professional Land Surveyor #21980  
License renewal date: December 31, 2025  
Pages covered by this seal: 1