

***Bid Form***

**Mahaska County Sealed Bid Auction Form**

**Bids are due to Iowa Land Sales & Farm Management, LLC on or before 12 PM on Tuesday, November 9<sup>th</sup>, 2021**

**Kitzmann Farm**-160 acres m/l located in the SE ¼ of Section 24 in Pleasant Grove Township, Mahaska County, Iowa.

**Total Amount Bid for Property:** \$ \_\_\_\_\_ total, \$ \_\_\_\_\_/acre x 160 acres m/l

Bidder Name: \_\_\_\_\_

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

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

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

**Terms of the Sale**

- **Bid Form can be mailed to Iowa Land Sales & Farm Management, LLC 1043 440th Avenue, Malcom, Iowa 50157 or emailed to [Matt@IowaLandSales.com](mailto:Matt@IowaLandSales.com).**
- Sellers may reject any & all bids for any reason, including prior sale.
- The top bidders, by invitation only, will be given the opportunity to re-bid on Thursday, November 11<sup>th</sup>, 2021 at 10 AM at the American Legion in Barnes City, Iowa.
- A 10% earnest money payment is required on the day of the auction. Earnest payment may be paid in the form of cash or check. High bidder will enter into a real estate contract immediately upon the conclusion of the auction and deposit with Iowa Land Sales the required earnest payment. All funds will be deposited and held in the Iowa Land Sales trust account. Bidding is not contingent on buyer financing.
- Closing will occur on or before December 10<sup>th</sup>, 2021. Balance of purchase price payable in cash or guaranteed check at closing. Possession will be granted to the buyer at closing.
- All property is sold on an “As is, Where is” basis. No warranty or guaranty, either expressed or implied, is made by the auctioneer or seller. Sale is subject to all covenants, leases and easements of record. Conducting inspections and due diligence is the responsibility of each bidder and at their own risk. Announcements made on the day of the sale take precedence over previously printed information or oral statements.

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**BIDDER’S SIGNATURE**