SEALED BID OFFER

Seller: **Myrna Willbrant Trust**

Tract Legal Description:

Tract 1: S28, T02, R03, 6th Principal Meridian, ACRES 632, ALL OF SEC 28 EXC ROW

Tract 2: S14, T02, R03, 6th Principal Meridian, ACRES 239.9, NE ¼ & N ½ SE ¼ EXC ROW

Tract 1 is selling with the irrigation system, including the center pivot, well, pump, and all associated water rights, appurtenances, and equipment currently in place.

Purchase Price

I hereby submit a sealed bid to purchase the above-described agricultural property for a total purchase price of:

Tract 1: OFFER AMOUNT (Whole Dollar Amount Only – Not Per-Acre Amount):
$_____

Tract 2: OFFER AMOUNT (Whole Dollar Amount Only – Not Per-Acre Amount):
$_____

Whole Dollar Example: $6,000,000.00 — NOT a per-acre amount

Earnest Money & Contract

If this bid is accepted, I agree to execute a written Purchase Contract and deposit earnest money equal to ten percent (10%) of the purchase price within two (2) business days of notification of acceptance. The Purchase Contract will be provided and executed through Midwest Land & Home. Earnest money shall be payable to Marshall County Abstract & Title and delivered to Midwest Land & Home, which will forward the deposit to the title company, unless the buyer elects to wire the funds directly to Marshall County Abstract & Title.

Title & Closing

Seller shall provide marketable and insurable title conveyed by Warranty Deed, subject to easements and restrictions of record. Buyer and Seller shall each pay 50% of the Owner's Title Insurance Policy premium.

Closing shall occur on or before: **January 13, 2027**

Possession

Possession of the property shall be delivered at closing, with no holdover tenant.

Taxes

Real estate taxes for 2026 and prior years shall be paid by Seller. Buyer shall be responsible for 2027 and all subsequent taxes.

Bid Conditions

This sealed bid is submitted with the understanding that the Seller reserves the right to:

- Accept this bid
- Reject this bid
- Accept any other bid deemed in Seller's best interest

This bid, if accepted, is irrevocable and cannot be withdrawn.

Vesting of Title

If this offer is accepted, title shall be vested in the following name(s):

_____

Bid Submission Deadline

This Sealed Bid Offer must be received no later than:

12:00 pm, Noon, on Thursday, December 10, 2026

Include "**SEALED BID – Myrna Willbrant Trust**" on email subject line or envelope if mailing your offer.

Terms & Possession: 10% down upon acceptance by seller, balance due at closing on or before January 13, 2027. Possession at closing. Real estate taxes for 2026 and prior years shall be paid by Seller. Buyer shall be responsible for 2027 and all subsequent taxes. Title insurance, contract preparation, escrow and closing costs to be split equally between buyer and seller. Property to be sold "AS-IS, WHERE-IS" subject to items on a survey, claims of adverse possession, and all easements and exceptions of record. All inspections should be made prior to submitting a bid. This sale is not subject to financing or any other contingencies, have your financing arrangements made prior to submitting a bid. Midwest Land and Home is acting as a Seller's Agent and represents the seller's interest. All information has come from reliable sources; however, potential buyers are encouraged to verify all information independently. Seller expressly disclaims any liability for errors, omissions or changes regarding any information provided for these sales. Potential purchasers are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property and are advised not to rely on any representations made by the seller or their agents. Statements made the day of sale take precedence over all other printed materials.

By submitting this sealed bid, I acknowledge that this offer is made knowingly, voluntarily, and in good faith and shall be irrevocable for a period of fifteen (15) days following the December 10, 2026, bid deadline, unless earlier accepted by Seller. If my bid is accepted, I agree to enter into a written Purchase Contract consistent with the terms of this bid and to deposit earnest money equal to ten percent (10%) of the purchase price payable to Marshall County Abstract and Title within two (2) business days of notification of acceptance.

I further acknowledge that the Property is offered and will be conveyed in its present AS-IS, WHERE-IS condition, without representation or warranty of any kind, except as may be expressly set forth in the written Purchase Contract. Failure to timely execute the Purchase Contract or deposit earnest money shall constitute a default and may result in Seller pursuing all remedies available at law or equity.

Purchaser Information

Purchaser Name: _____

Co-Purchaser Name: _____

Address: _____

City: _____ State: _____ ZIP: _____

Phone: _____ Email: _____

Purchaser Signature: _____ Date: _____

Co-Purchaser Signature: _____ Date: _____