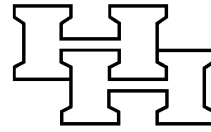




Murray Wise
ASSOCIATES LLC



HALL AND HALL

**ONLINE AUCTION – CONCLUDING ON SEPTEMBER 28 AT 10 AM CDT
78.25 +/- ACRES IN OSCEOLA COUNTY, IOWA**

Murray Wise Associates and Hall and Hall welcome you to bid YOUR price on the real estate offered at this auction.

BIDDING PROCEDURES TO KEEP IN MIND:

1. All bidding is open and public. You or your authorized representative must be registered and approved to bid.
2. Online bidding will open on Tuesday, September 27, 2022 at 12:00 PM CDT and remain open until Wednesday, September 28, 2022 at 10:00 AM CDT with a soft close, meaning that a high bid placed on the tract within the final three minutes of bidding will extend bidding for an additional three minutes. Bidding will be on a dollars per acre basis and the final purchase price will be determined by multiplying the high bid by 78.25 acres.
3. YOUR BIDDING IS NOT CONDITIONAL UPON FINANCING, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.
4. Minimum bid increments are at the discretion of the Auctioneer.

TERMS OF SALE OUTLINED:

1. The Real Estate Purchase Contract is available for review on the Murray Wise Associates and Hall and Hall websites. **It is the responsibility of each bidder to review this information prior to the start of the auction.** The final bid price is subject to acceptance or rejection by Seller. The successful bidder will be required to sign the Real Estate Purchase Contract immediately upon being declared the successful bidder. The successful bidder will be provided the Real Estate Purchase Contract through DocuSign.
2. Ten percent (10%) of the purchase price will be due as a non-refundable down payment within 24 hours of the execution of the purchase contract. The down payment shall be made via a wire transfer as a non-refundable deposit.
3. The balance of the purchase price will be due at closing which shall be held on or before October 26, 2022. Closing requirements will be as specified in the Real Estate Purchase Contract. Seller shall deliver full possession of the property to Buyer at closing, subject to remaining rights of the current tenant under the 2022 crop lease.
4. Seller shall furnish the Buyer, at Seller's expense, an Abstract of Title and shall also provide at closing a properly executed [REDACTED] Deed conveying the property to the Buyer.
5. The 2022 calendar year real estate taxes shall be paid by Seller either prior to closing or as a credit to Buyer at closing, with said credit being based on the most recent ascertainable tax figures. Buyer is responsible for 2023 calendar year and all subsequent real estate taxes.

We have read these announcements
& agree to the Auction conditions.

Buyer_____ Seller_____

6. All 2022 farm income shall be retained by the Seller and all 2022 farm expenses shall be the responsibility of the Seller.
7. Seller will not be providing a survey for the sale.
8. The sale of property shall include all mineral rights owned by the Seller, if any.
9. The sale shall not include any personal property.
10. The Auction Company has made available on its website such documents as tax bills, Real Estate Purchase Contract, aerial photographs, etc. **It is the responsibility of each bidder to review this information prior to the start of the auction.**
11. The real estate is being sold subject to these limitations: State and federal regulations, restrictions as to use or improvements of premises, any and all recorded or apparent easements including any utility, roadway, railway, and gas line easements, and any other limitations outlined in the Real Estate Purchase Contract.
12. The property is being sold on an **“AS IS, WHERE IS AND WITH ALL FAULTS”** basis, and no warranty or representation, either express or implied, concerning the property or its future use is made by Seller or Auction Company.
13. Murray Wise Associates LLC, Hall and Hall (collectively, “Auction Company”) and their representatives are the exclusive agents of the Seller.

Thank you for your interest in this property. If you have any questions, please feel free to contact one of our representatives.

ANY ANNOUNCEMENTS MADE BY THE AUCTIONEER TAKE PRECEDENCE OVER THIS PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

We have read these announcements
& agree to the Auction conditions.

Buyer_____ Seller_____