



**Grimm Company
Real Estate**

All information to be
completed to be considered
a valid bidder.

FARM LAND AUCTION BID FORM

Property Address: SW corner of F67 & S Avenue

Sealed Bid offers must be received by 3:00 p.m., May 11, 2018
In person at Grimm Company Real Estate, 120 N Main St, North English, IA 52316
Or by mail to P.O. Box 305, North English, IA 52316

Legal Description: The North Half (N ½) of the Southeast Quarter (SE ¼); and The South Half (S ½) of the Northeast Quarter (NE ¼) (Except the West Four (W 4) Acres thereof and except an easement to land beginning at a point Thirty-Three (33) feet West of the East Quarter (E ¼) Corner of Section Twenty-Five (25), thence South Thirteen Hundred Thirty-Three (S 1333) Feet, thence West Seven (W 7) Feet, Thence North Thirteen Hundred Thirty-Three (N 1333) feet, thence East Seven (E 7) Feet to place of beginning, containing Twenty-One Hundredths (.21) Acres also Except Auditor Parcel 2018-15).

BID Per Acre: \$ _____

Closing Date: June 22, 2018.

BIDDER NAME: _____

By: _____ **Date:** _____
(Signature of Bidder or Bidder Representative)

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ (Home) _____ (Cell)

METHOD OF SALE: Sealed Bid offers must be received by 3:00 p.m., May 11, 2018 at Grimm Company Real Estate office, 120 N Main St, North English, IA 52316 or by mail to P.O. Box 305, North English, IA 52316. After review of offers, the top bidders may be invited to participate in a final round "bid off" on May 18. It will be announced on sale date if the present high offer has or will result in an absolute sale. It is seller's intent to sell but reserves the right to accept or reject any and all offers.

AUCTION TERMS: The successful bidder will be required to enter into a written purchase agreement along with 10% earnest money payment payable in the form of personal, company check or certified cashier's check to "Grimm Company Trust". The balance due payable at closing in cash, guaranteed funds or by wire transfer. Seller will provide updated abstract for buyers Attorney to do a Title Opinion. Property will NOT be sold subject or contingent to financing. Please have all financial arrangements made prior to submitting sealed bid. Announcements made the day of the auction takes precedence over previous announcements and printed materials.

The information gathered for this sale is from sources deemed reliable, but cannot be guaranteed by Grimm Company and or it's agents.

CONDITIONS: Closing date and date of Possession date June 22, 2018, subject to tenant's rights. This sale subject to easements, covenants, leases and restrictions of record. Each bidder is responsible for conducting, at their own risk, their own inspections, inquiries, and due diligence concerning the property. Past history is no guarantee of future performance. All property is sold "as is - where is" with no warranties or guarantees, expressed or implied, by the owner or agents of Grimm Company.

SELLER: Eleanor Gay Moffit

If you need additional information, please call...

Scott Grimm - Broker cell direct (319) 330-9738

Trent Forrest - Agent cell direct (319) 541-0621 Agent is related to seller.