

| SEALED BID OFFER FORM |

LAND AUCTION

MCKENZIE COUNTY, NORTH DAKOTA

270

Total Acres M/L

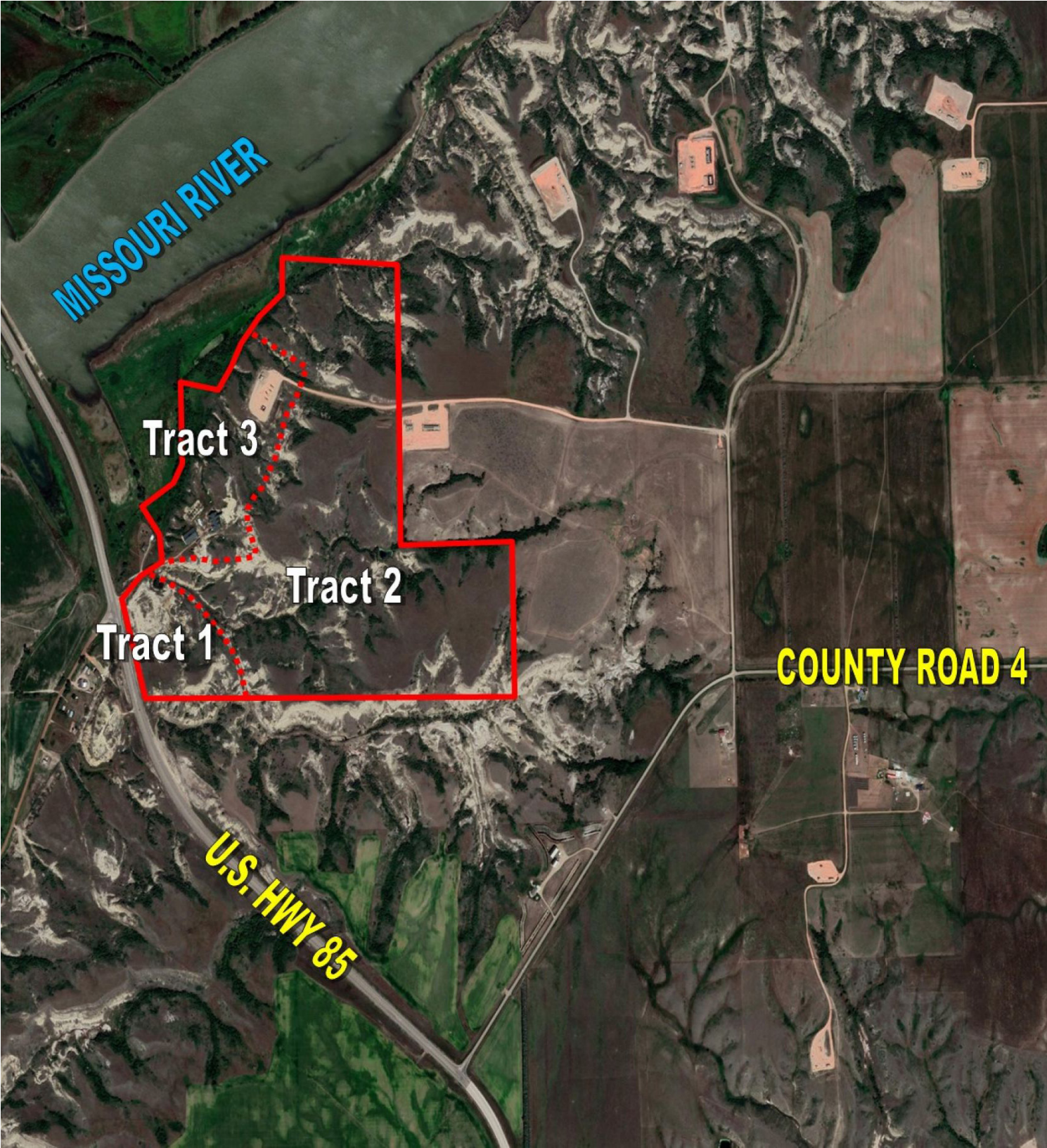
| BIDS DUE 10.28.2021 |

LINDSEY BROWN

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PC PEOPLESTM
COMPANY
INNOVATIVE. REAL ESTATE. SOLUTIONS.

TRACT MAP



ACRE BREAKDOWN

Preliminary survey work is being completed by Widseth Smith Nolting and Associates on tracts 1-3 to establish acre amounts. The acres of the tracts are subject to change and the purchase price will be based on the new and completed surveyed acres. All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres may vary slightly from the figures stated in the marketing material and will be subject to change. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact listing agent for more details.

TRACT 1	22 ACRES M/L
TRACT 2	192 ACRES M/L
TRACT 3	56 ACRES M/L
TRACT 4	270 ACRES M/L
TOTAL	270 ACRES M/L

TERMS & CONDITIONS

BID SUBMITTAL PROCESS AND DEADLINE:

Sealed Bids for this property will be due to our office, at the address below, prior to 5:00 p.m. CST, on Thursday, October 28, 2021.

By Mail:

Peoples Company
Attn: Lindsey Brown
12119 Stratford Drive, Suite B
Clive, IA 50325

By Email:

Lindsey@PeoplesCompany.com

Bids for the Property shall be submitted on the Sealed Bid Submittal Form that can be obtained by contacting Peoples Company. Please make additional copies as necessary. Handwritten bids, if legible, are acceptable. Bids will be accepted by mail or email. Seller reserves the right to select the best bid, counter any bids, or remove the property from the market in its sole and absolute discretion. The successful bid may or may not be the highest bid submitted. Should Seller elect to counter any bid, Bidder shall have the right to rescind their bid or make a counter offer. After this period, the successful Bidder(s) will be notified. Sale of this property is not contingent upon Buyer financing. All financial arrangements are to have been made prior to submitting a bid. By submitting a bid, the bidder makes a representation that he/she has the present ability to perform at the bid price and will fulfill all obligations within the Real Estate Sale and Purchase Agreement. Clients must be registered with a listing broker at least 48 hours prior to bid submittal deadline. Participating Brokers please contact listing agent for details and forms.

Earnest Money Payment: An earnest money payment of 10% of purchase price, unless otherwise stated on Bid Submittal Form, will be due upon acceptance and notification of successful offer. The earnest money payment may be paid in the form of cash or check. All funds will be held in North Dakota Guaranty & Title Co. Trust Account.

Buyer's Premium: A two percent (2%) Buyer's Premium will be added to the final bid price and included in the total purchase price.

Closing: Closing will take place December 10, 2021 or as agreed upon by the parties, of the awarding of the Property to the successful Bidder(s) subject to preparation and full execution and contract of deeds. Upon acceptance and notification of successful bid, the Buyer will enter into a Real Estate Purchase and Sales Contract.

Real Estate Taxes: The real estate taxes will be prorated between the Seller and Buyer(s) to the date of closing.

Agency: Peoples Company and its representatives are agents of the Seller. Winning bidder(s) acknowledge they are representing themselves in completing the auction sales transaction.

Farm Program Information: Farm Program Information is not available.

Possession: Possession of the land will be given at Closing.

Contract & Title: Successful buyer will enter into a real estate sales contract and deposit with Peoples Company the required earnest money payment. The Seller will provide a Title Commitment at their expense. Sale is not contingent upon Buyer financing.

Utilities: Electricity to the property could be provided by McKenize Electric Cooperative. Contact Agent for utility details.

Survey: Preliminary survey work is being completed by Widseth Smith Nolting and Associates on tracts 1-3 to establish acre amounts. The acres of the tracts are subject to change and the purchase price will be based on the new and completed surveyed acres. All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres may vary slightly from the figures stated in the marketing material and will be subject to change. It will be the responsibility of each buyer to pay for any and all fees to monument boundaries of purchased tracts if they choose to do so. No additional staking will be paid for by the sellers. Contact listing agent for more details.

Other: This sale is subject to all easements, covenants, leases, and restrictions of record. All property is sold on an "As is – Where is" basis with no warranties, expressed or implied, made by Peoples Company, or Seller. All bids will be on a dollar amount. Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction.

Disclaimer: All field boundaries in the marketing material are presumed to be accurate according to the available information and knowledge of the Seller and Peoples Company. Tract acres, tillable acres, soil descriptions, etc. may vary slightly from the figures stated in the marketing material and will be subject to change. Bidder(s) and their tax, legal, and/or other advisors should perform their own investigation of the property prior to bidding. The brief legal descriptions in the marketing material should not be used in legal documents. The Real Estate Sale and Purchase Agreement, Title Commitment, and Draft Closing Documents have been made available to the general public throughout the marketing period. By submitting a bid, bidders acknowledge these have been made available prior to the auction and all bidders had the opportunity to review these documents during their due diligence period.

SEALED BID OFFER FORM

Please complete the following form for the Property being bid. Fill in all blanks. For those blanks not applicable to your bid, please write "N/A". Please sign and date in the blanks provided below.

Bids Submitted By:

Company or Name: _____

Contact: _____

Phone: _____

Email: _____

Identify below the offer price, intended use and any contingencies or other issues pertinent to your bid.

*Bids should be total dollar amount

Purchase Offer Terms: _____

Desired Tract(s): _____

Offer Price: \$ _____

Contingencies: _____

Intended Use of the Property: _____

Other: _____

Submitted this _____ Day of _____, 2021:

Signature

Print Name