

THREE FARM PROPERTIES OFFERED FOR LEASE BY SEALED BID

1. Farm in Section 33, East Holman Township, Osceola County. Map attached. FSA shows 205.19 acres of farm land.
2. Farm in Section 4, Goewey Township, Osceola County. Map attached. FSA shows 146.95 acres of farm land.
3. Farm in Section 28, East Holman Township, Osceola County. Map attached. FSA shows 75.34 acres of farm land.

Terms: One year lease only for 2018 crop season. Winning offer(s) submitted through this process are subject to a ten day notice/right of matching lease terms by ownership. All typical lease terms including care, husbandry and conformance to FSA farm program guidelines will apply. In addition, 2018 operator will be required to minimally apply 100 pounds actual product of phosphorus (P) on acres planted to corn, 80 pounds actual product of phosphorus (P) on acres planted to soybeans. Operator will also apply 100 pounds actual product of potassium (K) on either corn or soybean acres planted. All fertilizer to be applied commercially and operator will verify by invoice to receiver after application.

Lease options: Properties leased in three tracts as listed above. Offers will be considered on a tract by tract basis.

Sealed offers: will be accepted until 12:01 P.M. on Thursday, April 19, 2018 at the Klaassen Realty office located at 120 Ninth Street in Sibley, Iowa. Phone 712-754-3500. All offers must be in hand by that time, Broker not responsible for any delays in mailing or other delivery. A bid form is attached to this packet as an outline but is not required for placing an offer on any of the properties. **Winning bidder will be contact by telephone shortly after bid opening and will make themselves available to sign lease(s) at 2 PM on the afternoon of Thursday, April 19, 2018 in Sibley, Iowa.**

Each offer must include the following:

- 1) Offer amount signed by offeror also identifying exactly which tract(s) apply to the offer.
- 2) Name, address and telephone number of offeror.
- 3) Cashier's check for the full amount of the total yearly lease amount for each tract made payable to Klaassen Realty Trust Account. NOTE: Cashier's check only, no personal checks accepted.
- 4) All potential renters must be available to sign leases on the afternoon of April 19, 2018 to be prepared and signed in local attorney's office in Sibley, Iowa.

Receiver/Lessor reserves the right to accept or reject any and all offers. All information contained in this advertisement and all related materials are subject to the Terms and Conditions outlined in the lease. Properties are leased on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied concerning the property is made by the Lessor or Realtor. Each potential bidder is responsible for conducting their own independent inspections, investigations, inquiries and due diligence concerning the properties. The information contained in this advertisement is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the Lessor or the Realtor. Conduct of the sealed bid offer for lease is at the discretion of the Realtor. All decisions of the Realtor are final. The Realtor represents the Receiver solely in this transaction.