



Bid Form

Iowa Department of Health and Human Services Land Sale Hardin County, Iowa; 269.84 +/- acres

I/we hereby offer the following amount for the tract(s) listed below:

Legal Description: Parcel A, Parcel B, and Parcel C, Hardin County, Iowa, as shown on Plat of Survey filed January 27, 2025, in the office of the Hardin County Recorder at Instrument Number 2025-0181.

Tract 1 (Parcel A): 29.16 +/- acres

Bid amount \$ _____

Tract 2 (Parcel B): 145.05 +/- acres

Bid amount \$ _____

Tract 3 (Parcel C): 95.63 +/- acres

Bid amount \$ _____

OPTIONAL: Please check this box to indicate that if you are the successful bidder at the live auction for any of the tract(s) above, you would also like to enter a Cash Farm Lease (“Lease”) for the parcel(s) you bid on above at a rate of \$300/acre for all tillable acres available on the relevant tract(s) for the 2025 cropping season. This Lease would be signed and effective at the end of live bidding, and would be in force through February 28, 2026. The annual rent under the Cash Farm Lease is \$300/acre for all tillable acres contained in the relevant tract(s), and the full lease payment would be due at the close of bidding **in addition to** the 10% earnest payment described below. This Cash Farm Lease would allow the successful Bidder to begin utilizing the property for the 2025 growing season immediately after live bidding; however, the execution of the Cash Farm Lease does not represent ownership of the property, does not represent acceptance of the Offer to Buy, and does not guarantee that a Patent will be issued by the Governor and Secretary of State. Please contact agent for a copy of the Lease for each respective tract for further details.

Bid is total price **NOT** per acre. Tracts will be sold as three (3) individual tracts and combination bids are not permitted. That is, bidders must submit a separate bid for each parcel bidder intends to bid on. All bids received will be reviewed by the State of Iowa. In signing this Bid Form, I acknowledge the Property Information and For Sale by Bid Terms included in the marketing brochure for the property listed above. I acknowledge this is my initial offer, and I, along with all other parties submitting a written bid on this property may have the opportunity to submit an additional bid(s) during the live auction on March 28, 2025, if the State determines that I am a qualified bidder per the Iowans Buy Iowa Program. I also agree to sign an Offer to Buy (OTB) and deposit 10% earnest money as well as the Lease rent payment, if applicable, with Farmers National Company if I am the successful bidder at the end of the live auction. The State of Iowa reserves the right to reject any and all bids and modify bidding requirements at its discretion.

*This bid form must accompany the affidavit of qualification to purchase and associated proof of qualification materials to be valid.

Signature

Date

Print name _____

Address _____

City _____ State _____ ZIP Code _____

Telephone number _____ Cell phone number _____ Email _____

Affidavit of Qualification to Purchase

The State of Iowa is offering farm real estate for sale via the “Iowans Buy Iowa Program.” The Program is a cooperative effort between the Iowa Department of Agriculture and Land Stewardship, the Iowa Economic Development Authority, and the Iowa Department of Administrative Services. Potential buyers for this real estate shall consist of the following:

- Beginning farmers (as defined by Iowa Admin. Code r. 265—44.2); or
- Female farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a female 18 years of age or older as defined by Iowa Admin. Code r. 261—52.1); or
- Disabled farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who has been diagnosed with a disability as defined by Iowa Code § 15.102(12)(b)(1)); or
- Minority farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a minority person as defined by Iowa Code § 15.102(12)(b)(3)); or
- Service Disabled Veteran farmers (meaning any person who is actively engaged in farming as defined by Iowa Code § 425A.2 and who is a service-disabled veteran as defined by Iowa Code § 15.102(12)(b)(4)); or
- Farm owners and operators “Actively engaged in farming” as defined by Iowa Code definition located at section 425A.2; or
- Century Farm owners and descendants as listed at: <https://centuryfarms.iowaagriculture.gov/> as of 9.29.23; or
- Heritage Farm owners and descendants as listed at: <https://centuryfarms.iowaagriculture.gov/> as of 9.29.23.

By signing this affidavit, you acknowledge you are qualified to submit a bid to purchase any or all of the tracts of real estate for sale at the State Training School at Eldora based on the checked criteria above. As part of this bid, you must also provide supporting documentation that you meet such checked qualification. You also agree to provide the State of Iowa any and all necessary additional supporting documents to support your qualification as the State of Iowa may require. Further, you understand and acknowledge that any Patent issued by the State of Iowa to the successful bidder(s) must solely be to the individual or entity name used to qualify for the “Iowans Buy Iowa Program.”

This signed and notarized affidavit is required to accompany any and all bids for purchase of real estate. All bids received without a signed affidavit will be rejected. I certify that I have inspected this property to my complete and total satisfaction; I am fully aware of all conditions of the property and the terms and conditions under which it is being offered for sale; and I am a qualified buyer as indicated above. I understand that the Property is being sold as is with no warranties of any nature either expressed or implied. I therefore submit a bid, as shown above, for the property.

Name or Entity

By:

STATE OF IOWA, COUNTY OF _____ ss:

Subscribed and sworn to (or affirmed) before me on _____, 2025, by _____

NOTARY PUBLIC IN AND FOR SAID STATE

Return this Bid Form with the fully executed and notarized Affidavit of Qualification to Purchase, and supporting documentation for qualifying category(s) checked above no later than 12:00 PM, March 24, 2025, to:

John Van Zee
Farmers National Company
13445 S 68 Avenue W
Mitchellville, Iowa 50169
Phone: 641-521-0151
Email: JVanZee@FarmersNational.com