

RANCH & FARM AUCTIONS/WHITETAIL PROPERTIES REAL ESTATE, LLC

SEALED BID OFFER FORM

Bidders can participate in a live auction, bid online or sealed bid by using this form. Highest bids will be presented to the sellers for review from all bidding platforms.

PROPERTY DESCRIPTION

TRACT	ACRES	COUNTY	LEGAL DESCRIPTION	BID AMOUNT PER ACRE	TOTAL BID
1	40	UNION	NW ¼ SE ¼ S28, T16S R14W	\$ _____	_____
2	40	UNION	SE¼ SW¼ S23 T17S R12W.	\$ _____	_____
3	40	UNION	SW¼ SW ¼ S27 T17S R12W	\$ _____	_____
4	46.67	UNION	SE ¼ SW ¼ S7 & PT. N ½ NE ¼ NW ¼ S18 T17S R13W	\$ _____	_____
5	39.52	UNION	39.52 A S ½ SE ¼ NE ¼ and N 1/2 NW 1/4 SE 1/4 S15 T17S R13W 0000-12384-100	\$ _____	_____
6	40.32	UNION	SE ¼ NW ¼ S18 T17S R13W. 0000-12432-000	\$ _____	_____
7	80	UNION	NW ¼ SE ¼ SW ¼ SE ¼ S26 T17S R13W 0000-12574-000	\$ _____	_____
8	39.26	UNION	SW ¼ NW ¼ S35 T17S R13W 0000-12796-000	\$ _____	_____
9	13.33	UNION	PT. SW ¼ SE ¼ S12 T17S R14W. 0000-14370-000	\$ _____	_____
10	20	UNION	E ½ SE ¼ NE ¼ S13 T17S R14W	\$ _____	_____
11	97.3	UNION	53A PT. E ½ SW ¼ S19 T18S R11W, 21A PT. SE ¼ SW ¼ S19 T18S R11W, 24A PT. SW ¼ SW¼ S19 T18S R11W	\$ _____	_____
12	40	UNION	SW ¼ Se ¼ S30 T18S R11W	\$ _____	_____
13	40	UNION	NE ¼ NW ¼ S21 T18S R12W	\$ _____	_____
14	60	UNION	N ½ NW ¼ SE ¼ SW ¼ S22 T18S R12W	\$ _____	_____
15	20	UNION	E ½ SW ¼ NE ¼ S28 T18S R12W	\$ _____	_____
16	152	UNION	part NE 1/4 S22 T18S R13W	\$ _____	_____
17	65.96	UNION	E ½ NE ¼ SE ¼ S36 T18S R13W & PT. NW ¼ & SW ¼ S31 T18S R12W	\$ _____	_____
18	40	UNION	NW ¼ SW ¼ S1 T18S R13W	\$ _____	_____
19	75	UNION	40A SE ¼ SE ¼ S11 T18S R13W, 35A Pt. NW ¼ SE ¼ S11 T18S R13W	\$ _____	_____
20	20	UNION	S ½ NE ¼ NE ¼ S3 T19S R11W	\$ _____	_____
21	120	UNION	NE ¼ SW ¼ W ½ SE ¼ S21 T19S R11W	\$ _____	_____
22	125.16	UNION	117.3 A N ½ NW ¼, SW ¼ NW ¼, SE ¼ NW ¼ S7 T19S R12W and 7.86 acres SW NW S7 R19S -T12W	\$ _____	_____
23	82.58	UNION	E ½ NE ¼ S2 T19S R13W	\$ _____	_____
24	40	UNION	NE ¼ SW ¼ S33 T16S R17W	\$ _____	_____
25	16.04	UNION	PT. SW ¼ SW ¼ S6 T17S R12W	\$ _____	_____
26	20	LAFAYETTE	E ½ NE ¼ SW ¼ S20 T16S R23W	\$ _____	_____
27			Combined with another tract		
28	31.5	UNION	PT. NE ¼ NW ¼ S34 T17S R12W (W OF ROAD)	\$ _____	_____
29	33	LAFAYETTE	PT SE ¼ SW ¼ S32 T15S R23W	\$ _____	_____
30			Combined with another tract		
31	71.12	UNION	W ½ NE ¼ S3 T18S R13W LESS 12 SMALL TRACTS SOLD	\$ _____	_____
32	20	UNION	N ½ SE ¼ SW ¼ S11 T17S R13W	\$ _____	_____
33	45	UNION	SE ¼ NW ¼ SE 5 AC SW ¼ NW ¼ S31 T18S R16W.	\$ _____	_____
34	120	UNION	SE ¼ SE ¼ S15 T18S R16W (40), NE ¼ NE ¼ and SW ¼ NE ¼ S22 T8S R16W (40)(40)	\$ _____	_____

Buyer Initial _____

By signing below, Buyer acknowledges reading, understanding, and agreeing to be bound by this Sealed Bid Form and Terms and Conditions attached. Buyer agrees to enter into a Purchase Agreement within 24 hours of notification of the winning bid and submitting 10% (ten percent) deposit to the Title Co on the purchase contract by certified funds, wire transfer or personal check within 24 hours. Buyer agrees to his/her digital signature being placed in the 'Buyer' blanks and understands that the digital signature has full force and effect as Buyer's original signature.

Name: _____

Name: _____

Address: _____

City, State, Zip: _____

Phone: _____ Email: _____

Signature: _____ Date: _____

Signature: _____ Date: _____

All bids must be received no later than 3:00 PM CT on 9/15/25. Please submit your highest and best offer, as there will be second-chance bids. The live auction will be on 9/16/25 at 4:00 PM CT. The highest bids from the sealed bids, live auction, and online bidding will be submitted to the sellers for approval.

The Auctioneer or Listing Broker will present all bids to the Seller no later than 72 hours after the bid deadline. Following the acceptance of any bids, all bidders will be notified by phone or email.

All sealed bids must be in writing with a signature and submitted by email or mail to the following addresses. Bidders can also request that the Sealed Bid Form be sent securely through DocuSign for a digital signature. If submitting by mail, we recommend using the delivery confirmation method to ensure your sealed bid has been received.

Submit all sealed bids to:

Email: directors@ranchandfarmauctions.com

Mailing Address: Ranch & Farm Auctions, LLC
115 W. Washington St, Suite 900
Pittsfield, IL 62363
Attn: Directors

Phone Inquiries or requests: (217) 922-0811

TERMS AND CONDITIONS OF BID AND SALE ON THE FOLLOWING PAGE

Terms and Conditions:

BIDDERS: By submitting a sealed bid to purchase the above-described real estate, the Bidders agree to participate and are representing to the Auctioneer, Auction Company, Broker and the seller that they have read and agree to be bound by the terms and conditions for this sale as stated herein. Bidders acknowledge they are making an irrevocable, legal and binding offer to purchase the real estate described.

NO CONTINGENCY SALE: All properties are sold "AS IS, WHERE IS" with no financing, appraisal, inspection or other contingencies to sale. Broker and Auction Company represent the Sellers only and do not inspect properties on the bidder's behalf. Do not bid if you have not inspected the property(s). By bidding, you agree to all disclosures.

DEED AND TITLE COMMITMENT: Buyers receive a deed and Title Insurance Policy as provided by the Closer indicated in the Contract. As is customary, the current year's taxes are prorated through the day of closing.

DEPOSIT: Each high bidder must make a 10% non-refundable deposit immediately following notification of the winning bid. Cash, cashier's checks, personal checks and business checks (electronically processed) are accepted. The balance of the purchase price and all closing costs are due within 30 days of final execution of the Purchase Contract.

ACCEPTANCE OF BIDS: All sealed bid auctions are subject to court or seller approval. Most sales are approved within 3 days after review of all bids. Buyers are not allowed possession until Closing and filing of the deed unless other arrangements have been made with the seller. If, for any reason, the court or Seller approval is not granted, the Down Payment shall be returned in its entirety to the high bidder. "Showing" requests from Buyers after the auction may not be able to be accommodated.

DISCLAIMER AND ABSENCE OF WARRANTIES: Auction Company, Broker and the Seller expressly disclaim any liability for errors, omissions or changes regarding any information provided for this sale. Bidders are strongly urged to rely solely upon their own inspections and opinions in preparing to purchase property. They are expressly advised not to rely on any representations made by the Seller or their agents and employees. Property information may change without notice and potential purchasers should investigate all data thoroughly before relying upon it. All information has been derived from sources deemed to be reliable, but Auction Company, Broker and Seller make no warranties to the accuracy of that information.

AGENCY: Auction Company, Broker and associates represent the seller only in the sale of this property.

TIE BIDS: On the rare occasion of tie bids, those bidders will be notified and have 48 hours to submit their final and best offer to break the tie.

SURVEY: No survey is required.

LEASES AND GOVERNMENT CONTRACTS: No current leases or contracts on this described real estate. Real Estate sales free and clear of any leases and the buyer can have immediate possession for farming the 2026 crop year.