

RULES ON BIDDING
(Robert Peterson Farm, Winterset, Madison County, Iowa)

Dear Prospective Bidder:

Please be advised the following rules will be followed for the sale of property described as the NE ¼ of 9-77-27 West of the 5th P.M., Madison County, Iowa.

1. You should submit all bids on the forms provided by James E. Van Werden, Hopkins & Huebner, P.C., 1009 Main Street, Adel, Iowa 50003. Written bids will be accepted through the 29th day of September, 2023.
2. The property is presently zoned as agriculture.
3. You should inspect the property before placing a bid. The property is being sold in “as is” condition and therefore you are encouraged to inspect it before placing a bid. Prospective buyers are responsible for their own research. Announcements made at the bid-off take precedent over any advertised or printed materials. Seller believes the house is beyond repair and would not meet present code. Seller will not pay to remediate the water, sewer, septic or any other component of the house or any other building. Seller makes no implied or expressed warranty concerning the property. Seller will warrant the title to the real estate.
4. Please use the Bid Offer form if you wish to place a bid on the property.
5. The written bids will be opened shortly after the 29th day of September, 2023. The high bidders will be notified of the time and place of the bid-off. At the bid-off, each bidder will be informed of the high bid submitted and each bidder may raise his/her bid in the presence of the others.
6. The residential/development property shall be sold in one parcel as shown by the bidding forms.
7. The owner retains the right to refuse any and all bids. Seller reserves the right at any time to withdraw the property from the bidding process and sell it at private sale.
8. Tentative bid-off date to be October 9, 2023. Highest bidder or bidder’s agents must be present at bid-off.
9. The seller will furnish an abstract of title to the property described above and will convey said property by Warranty Deed.

You should further be advised that the above rules attempt to apply a fair and orderly manner of sale.