MANN FARMS

471± Acres | Wareham / Plymouth / Bourne, Massachusetts

Bidding Instructions

Mann Farms is offered as a sealed-bid sale process. Bids should be submitted on the bid form, which is available in the Data Room, not later than 5:00 p.m. Eastern Time on August 18, 2025 by email to LandVest, Inc.:

COURT MERRIGAN
Agricultural Brokerage & Consulting
308-672-6060 | cmerrigan@landvest.com

All offers will be evaluated as quickly as practicable. As part of this evaluation, LandVest may contact you for clarification of the terms of your Proposal. Accordingly, Proposals should include the names, email addresses and office and mobile numbers for all personnel and advisors who will be available to LandVest to discuss or clarify any aspect of your Proposal.

In an attempt to provide maximum efficiency to bidders, we have provided a well-organized and thorough data room including production information, financials, renewable income information, a sand analysis, GIS, equipment list, and legal documentation, among other items. This data room is available upon signing of a nondisclosure agreement, which will be provided. Requests for additional information can be made directly to Court Merrigan, LandVest. The property may also be toured by appointment with Court Merrigan.

Your Proposal should clearly state the sources of all funds required for the consummation of the transaction and the process necessary to secure such funding. If outside debt or equity financing is required, your Proposal should be accompanied by documentary evidence supporting the ready availability and the status of these financing commitments (including draft commitment letters). For the avoidance of doubt, Seller expects that all such financing will be fully committed prior to entering into any definitive purchase and sale agreement.

In addition, all bidders should take note of the following prior to submitting their bid:

- Verbal bids and phone-in bids will not be accepted. Bid results will not be disclosed.
- Bidders may submit offers on either the Plymouth/Bourne property, the Wareham property, or the property in its entirety. Partial offers will be considered by the Seller if sufficient partial offers exist to encompass the entirety of the property.
- All bidders are encouraged to submit bids with a marked-up version of the proposed Purchase and Sale Agreement (“PSA”) located in the data room.
- By participating in the process, bidders acknowledge and agree that:

  - More weight will be assigned and greater consideration given to those bids with fewer contingencies;
  - Bids received without a marked-up PSA will be considered under the assumption that the bidder accepts all terms and conditions as proposed in Seller's form PSA, with any subsequent changes accepted at the sole discretion of Seller;
  - The sealed bids will be evaluated in conjunction with bidder's proposed modifications to the PSA and any material conditions or contingencies contained therein;
  - Selection of a bidder to continue discussions toward the execution of a definitive PSA is not a commitment to sell, and the final acceptance of the bid by Seller shall be contingent upon the execution of a definitive PSA, in a form and substance satisfactory to Seller in its sole discretion.

- Seller reserves the absolute right to reject any and all bids, to withdraw the property from the sale, to modify the terms of sale after a bid is selected, and to modify the bid process or requirements, all at its sole discretion.
- All bidders acknowledge that should they wish to continue to produce cranberries on Exhibit A acreage under the auspices of the Ocean Spray Cooperative, they must be members of Ocean Spray Cranberries, Inc. and have a Cooperative Marketing Agreement with it.
- Bidders should fill out the Bid Form, included in the Data Room.