



PROPERTY FOR SALE IN HURLEY, SD

CHS Inc. is offering a grain elevator at Hurley, Turner County, South Dakota, for sale by sealed bid. The property consists of a wood cribbed elevator with steel bins, 220,000 bushel total capacity. Main receiving consists of two legs rated at 5000/bu./hour. New Schlagel conveyor model 2227 installed in 2022 rated at 10,000/bu./hour. All bushel quantities and handling capacities are approximate. A bin chart and a complete legal description of the property are available upon request.

Bidding Process: Sealed bids with a cashiers' check of \$1,000 must be received by CHS no later than 4 p.m., May 15, 2025. Bids are to be emailed to the address below. All bids should include the name, address and phone number of the entity placing the bid.

CHS may, in its sole discretion, at a time and date to be determined after all sealed bids have been received by CHS, invite the parties with the three (3) highest bids to have the opportunity to submit a new bid. For avoidance of doubt CHS shall have no obligation to provide such opportunity. The party possessing the final accepted bid would have 24 hours to submit an additional cashiers' check to bring its aggregate down payment to 10% of the final bid and sign a purchase agreement on the terms described below.

A copy of the purchase agreement is available for review by prospective bidders upon request.

Unsuccessful bidders will have their checks returned within five (5) days after the successful bid is determined.

Terms of Sale:

- CHS is offering the property for sale "AS IS, WHERE IS" on a cash only basis.
- The property would be conveyed by Special Warranty Deed, subject to reservations, restrictions and easements of record, if any.
- Any personal property would be conveyed by bill of sale.
- Bulk propane tanks located on the property are excluded from the sale and will be removed by CHS prior to closing.
- Closing costs charged by the closing agent, if any, would be shared equally between CHS and the buyer.
- Buyer would be responsible for other closing costs, including abstracting fees, title insurance, survey costs and environmental assessments as required by buyer.
- Real Estate taxes payable for the year of closing would be prorated to the closing date based upon the most current tax statement and settled at closing.
- Possession would be given on date of closing.

CHS reserves the right to accept or reject any and all bids for any reason.

For questions about the property or the bidding process, call Ben Lyden at 605.990.7045.

Send sealed bids with bidder's name, address and phone number by email to:
jane.magnuson@chsinc.com.

Send the required cashiers' check to: CHS Inc., Attn: Hurley Sealed Bid, 26033 482nd Avenue, PO Box 20, Brandon, SD 57005.

