



FOR SALE

Grain facilities in Parker, SD

CHS Inc. is offering property at Parker, Turner County, South Dakota, for sale by sealed bid. The property includes grain storage and handling facilities with 900,000 bushel storage capacity, 55,000 bu/hr receiving capacity, 40,000 bu/hr shipping capacity and 7,000 bu/hr drying capacity on land leased from BNSF Railway Company. The land lease property also includes an office and maintenance shop and a truck scale. All bushel quantities and handling capacities are approximate. One parcel of owned vacant real property is included. A complete legal description of the owned real property is available upon request.

Bidding Process: Sealed bids are to be **emailed** to the address below. After sealed bid is sent via email, a cashier's check of \$10,000 must be **received** by CHS no later than 4 p.m., April 30, 2026. 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, date, and location to be determined after all sealed bids have been received by CHS, invite the parties with the two (2) highest bids 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 cashier's 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 owned real property would be conveyed by Special Warranty Deed, subject to reservations, restrictions and easements of record, if any.
- The grain facilities and any personal property would be conveyed by bill of sale and/or personal property special warranty deed.
- The grain facilities would be subject to a non-compete provision for a period of five (5) years following the closing date.
- An owner's policy of title insurance for the owned real property and 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 any title insurance for a lender, leasehold title insurance, survey costs and environmental assessments as required by buyer.
- Buyer would be responsible for securing a new lease agreement with BNSF Railway Company.
- 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 upon receipt of new lease agreement and date of real property closing.

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

For questions, contact Ben Lyden at 605.990.7045. A copy of the purchase agreement is available for review by prospective bidders upon request. Send sealed bids with bidder's name, return address and phone number by email to jane.magnuson@chsinc.com.

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