



## FOR SALE Property in Baltic, SD

CHS Inc. is offering property at Baltic, Minnehaha County, South Dakota, for sale by sealed bid. The property includes a grain elevator, including 1 - 216,000 bushel steel bin, 2 - 51,000 bushel steel bin, 4 - 41,500 bushel steel bin, 1 - 10,700 bushel bin (all bushel sizes approximate), plus multiple parcels and structures east of the grain elevator including an office, dryer, truck scale, Quonset and other storage buildings. A complete legal description of the properties 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 at the address below no later than 4 pm CDT, June 11, 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 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.
- The grain facilities would be subject to a commercial grain operations non-compete provision for a period of five (5) years following the closing date.
- Title insurance 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 survey costs and environmental assessments as required by buyer.
- Buyer would assume a lease as lessor for a storage building located on the property.
- 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, call Ben Lyden at 605.990.7045. Send sealed bids with bidder's name, return address and phone number by email to [jane.magnuson@chsinc.com](mailto:jane.magnuson@chsinc.com).

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