

GRAIN ELEVATOR PROPERTY FOR SALE BADGER, MN

206 West Lincoln Ave, Badger, MN

The sale consists of one (1) 27,918 bushel grain elevator, one (1) 55,675 bushel annex, one (1) office, and one (1) 198'x54' steel quonset and certain real estate upon which the property referred to above is located. All bushel quantities and handling capacities are approximate.

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

BIDDING PROCESS

SEALED BIDS WITH A CASHIER'S CHECK EQUALING 10% OF THE BID MUST BE RECEIVED NO LATER THAN 4:00 PM ON OCTOBER 30, 2023.

Bids may be mailed or delivered to

CHS Northern Grain
Badger Sealed Bid
P.O. Box 128
St. Hilaire, MN 56754

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 three (3) highest bids to have the opportunity to raise their bid a minimum of \$1,000 above the highest bid; for avoidance of doubt CHS shall have no obligation to provide such opportunity. Bidding would cease when the remaining bidders no longer raise the minimum \$1,000.00 in the time allotted. The party possessing the final 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. 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 real estate would be conveyed by Warranty Deed.
- Any personal property would be conveyed by bill of sale.
- 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, any additional survey costs, and environmental assessments as required by buyer.
- Real estate taxes for 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.

CONTACT JAMES HARDY WITH ANY QUESTIONS REGARDING THE TERMS OF THE SALE
218-964-5252 or james.hardy@chsinc.com