



PROPERTY FOR SALE IN MCINTOSH, SD

CHS Inc. is offering property at 222 Main Street, McIntosh, Corson County, South Dakota, for sale by sealed bid. The property includes an office/shop building and a bare lot. A complete legal description of the 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 cashiers' check of \$1,000 must be received by CHS at the address below no later than 4 p.m., July 3, 2025. 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 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.
- 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, 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.

Send the required cashiers' check to:

CHS Inc.
Attn: McIntosh Sealed Bid
1800 Elevator Road
Mitchell, SD 57301

