

For Sale Property In Blue Hill, Nebraska

CHS-Holdrege, Inc. is offering multiple properties at Blue Hill, Webster County, Nebraska, for sale by sealed bid. The properties are described as follows:

Property A:

Address: West Otoe Street
Tax ID No.: 000302000
What's There: Bare Land

Property B:

Address: 610 West Nemaha Street
Tax ID No.: 000302500
What's There: Shop and Storage Flat (Shop is currently subject to a lease. Buyer would assume the lease.)

Property C:

Address: 206 Northwest Railway Street
Tax ID No.: 002801700
What's There: Elevator, Quonset, Storage Shed, Steel Bins; this property is on land leased from Burlington Northern Railroad Company ("BNSF"); no real estate will be conveyed.

Property D:

Address: 102 Northwest Railway Street
Tax ID No.: 000304300
What's There: Elevator, Flat Storage

Bidding Process: Sealed bids with a cashiers' check equaling 10% of the bid must be **received** no later than 4 pm, May 10, 2022. Bids may be mailed or delivered to the below address. All bids should include the name, address and phone number of the entity placing the bid and clearly identify which property(ies) are being bid on.

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 have the opportunity to raise their bid a minimum of \$1,000.00 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 cashiers' 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 properties for sale "AS IS, WHERE IS" on a cash only basis.
- Properties A, B and D would be conveyed by Warranty Deed. Complete legal descriptions for Properties A, B & D are available upon request.
- Property C and any other personal property would be conveyed by bill of sale.
- The buyer of Property C would be responsible for railroad lease negotiation and costs and environmental assessments as required by buyer or BNSF. Closing would occur only after confirmation that BNSF will enter into a lease agreement with the buyer.
- 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 John Ptacnik at 308-999-4108. A copy of the purchase agreement is available for review by prospective bidders upon request.

Send sealed bids with bidder's return address and phone number to:

CHS-Holdrege, Inc.
Attn: Sealed Bid
310 Logan St.
Holdrege, NE 68949