

For Sale Property In Holdrege, Nebraska

CHS Inc. is offering multiple properties in Holdrege, Phelps County, Nebraska, for sale by sealed bid. The properties are described as follows:

Property A: Address: 1223 US E Highway 6
 Tax ID No.: 0000014800
 What's There: Shop/Storage building – approx. 120' x 40'
 Storage area: 70 x 40' - unheated / uninsulated
 Shop area: 50' x 40' – heated / insulated

Property B: Address: 4th Avenue & Sherman Street
 Tax ID No.: 0000110300
 What's There: Bare land

Property C: Address: Sherman Street
 Tax ID No.: 0000015400
 What's There: Bare land

Bidding Process: Sealed bids with a cashier's check equaling 10% of the bid must be **received by CHS** no later than 4:30 pm, November 26, 2025. 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 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 properties for sale "AS IS, WHERE IS" on a cash only basis.
- Properties would be conveyed by Special Warranty Deed. Complete legal descriptions are available upon request.
- 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.
- Provided the proposed transaction(s) close prior to December 31, 2025, real estate taxes payable *for* 2025 would be CHS' responsibility; real estate taxes payable *for* 2026 and thereafter would be Buyer's responsibility.
- 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 Inc.
Attn: Holdrege Sealed Bid
310 Logan St.
Holdrege, NE 68949