



PROPERTY FOR SALE IN BERTRAND, NE

CHS Inc. is offering a storage building at Bertrand, Phelps County, Nebraska, for sale by sealed bid. The property includes a 60' x 202' storage building (20' sidewalls) built in 1958. The building is located on tax parcel 0003866.00. Prior to closing, the property will be required to be split from a larger parcel, and the legal description of the property will be determined by lot split and survey.

Bidding Process: Sealed bids with a cashier's check equaling 10% of the bid must be received by CHS no later than 4 p.m. August 28, 2026. 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. The minimum bid is \$40,000.00.

CHS may, in its sole discretion, at a time and date determined after all sealed bids have been received by CHS, invite the parties with the two highest bids to have the opportunity to re-bid; for avoidance of doubt CHS shall have no obligation to provide such opportunity. The party possessing the final bid would have 24 hours to 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 WITH ALL FAULTS" on a cash only basis.
- The property would be split from a larger parcel, surveyed by CHS, and conveyed by Special Warranty Deed, subject to reservations, restrictions and easements of record, if any.
- Purchaser will have procured all permits and approvals for the required parcel split.
- Closing costs charged by the closing agent, if any, and title insurance would be shared equally between CHS and the buyer.
- Buyer would be responsible for other closing 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 308-995-8626. 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: Bertrand Sealed Bid
PO Box 410
11175 730 Rd
Holdrege, NE 68949

