



PROPERTY FOR SALE IN LOOMIS, NE

CHS Inc. is offering property in Loomis, Phelps County, Nebraska, for sale by sealed bid. The property includes an office building of approximately 2,800 sq. feet, built in 1983, which currently includes 7 office spaces, storage and utility rooms, separate storage areas, conference room and restroom. The property also includes a shop building of approximately 1,680 sq. feet, built in 1969. The legal description of the property will be determined by survey.

Bidding Process: Sealed bids with a cashiers' 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 \$35,000.00

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" 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, and the cost of an owner's policy of title insurance would be shared equally between CHS and buyer.
- CHS will obtain a survey of the property. The legal description as determined by survey will govern.
- Buyer would be responsible for any 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: Loomis Sealed Bid
PO Box 410
11175 730 Rd
Holdrege, NE 68949

