



PROPERTY FOR SALE IN WINGER, MN

CHS Inc. is offering two properties in Winger, Polk County, Minnesota, for sale by sealed bid. The properties are described as follows:

Property A (East): Warehouse and vacant land / Tax ID No.: 94.00143.00 / 94.00144.00 / 94.00151.00 / 94.0015.00

Property B (West): Grain elevator facilities subject to railroad leases / Tax ID No.: 94.00157.03 / 94.00157.01

Bids may be submitted for Property A only, Property B only, or for both properties. Each property is offered for sale separately, and CHS will evaluate bids for each property independently.

Bidding Process: Sealed bids with a cashiers' check equaling 10% of the bid must be **received** no later than 4 p.m., August 14, 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 and clearly identify which property(ies) are being bid on.

CHS may, in its sole discretion, at a time and date 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 rebid; for avoidance of doubt CHS shall have no obligation to provide such opportunity. The party possessing the final bid would 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.

Property A (East):

- Property A would be conveyed by Special Warranty Deed. Complete legal descriptions are available upon request.
- An owner's policy of title insurance and closing costs charged by the closing agent, if any, would be shared equally between CHS and the buyer.
- The buyer of Property A would be responsible for other closing costs, including any lender's title policy, survey costs and environmental assessments as required by buyer.

Property B (West):

- Property B and any other personal property would be conveyed by bill of sale.
- The buyer of Property B would be responsible for railroad lease negotiation and costs and environmental assessments as required by buyer or CPKC. Closing would occur only after confirmation that CPKC will enter into a lease agreement with the 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, contact Jesse McCollum at 218-596-8821. 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 Ag Services
Attn: Winger Sealed bid
327 1st Street SW
PO Box 368
Ulen, MN 56585

