



PROPERTY FOR SALE IN SCOBEEY, MT

CHS Inc. is offering real property in Scobey, Daniels County, Montana, for sale by sealed bid. The property includes 2 x 90,000 bushel steel bins; 2 x 11,000 bushel steel bins, 1 x 3,100 bushel steel bin and a truck scale. All bushel quantities are approximate. A complete legal description of the property is available upon request.

Bidding Process: Sealed bids with a cashiers' check equaling 10% of the bid must be received by CHS no later than 4 p.m. Monday, November 10, 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.

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 three 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. Bidders acknowledge that (i) the property is former railroad property; (ii) CHS is conveying the property "AS IS, WHERE IS" and (iii) CHS is under no obligation to cure any defects in the title.
- Any personal property would be conveyed by bill of sale.
- 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, contact David Miller at 406-581-5657. 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. dba CHS Farmers Elevator
Attn: Scobey Sealed Bid
PO Box 20
1100 A Avenue
Circle, MT 59215

