



**FARMERS
ELEVATOR**

FUEL STATION FOR SALE IN RICHEY, MT

CHS Inc. is offering fuel station facilities at Richey, Dawson County, Montana, for sale by sealed bid. The property includes two underground fuel storage tanks – one x 8,000 gallons (diesel) and one x 9,600 gallons (3 compartments of 3,200 gallons each (premium gasoline, regular gasoline and off-road diesel)); four fuel pumps with two dispensers each; shop with vehicle lift and tire changing equipment. All capacities 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. September 30, 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.

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 conveyed by Special Warranty Deed.
- Fuel inventories will be measured and priced using the Glendive rack price, plus freight, no more than 3 days prior to closing and settled at closing. Misc. merchandise inventories would be sold at a mutually agreed upon value.
- 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 title insurance, survey costs and environmental assessments as required by buyer.
- Real Estate taxes payable for 2026 would be paid by CHS; taxes payable for 2027 and thereafter would be buyer's responsibility.
- Possession would be given on date of closing.
- Environmental remediation is underway at the property. CHS will retain responsibility to complete the current required remediation activities for file #DEQ Leak No. 180 with Montana DEQ and will require ongoing access rights to the property as necessary to perform such remediation as part of the sale. Additional information regarding the remediation is available upon request.

CHS reserves the right to accept or reject any and all bids for any reason.

For questions, call 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., Attn: Richey Energy Sealed Bid, PO Box 20, 1100 A Avenue, Circle, MT 59215

