



# PROPERTY FOR SALE IN KADOKA, SD

CHS Inc. is offering grain facilities at Kadoka, Jackson County, South Dakota, for sale by sealed bid. The property includes three - 300,000 bushel bins; 5,000 bu/hr receiving leg; 16x40 steel warehouse; 140x50 pole building; 25x40 pole building; 15x20 portable office and 110x14 truck scale. All capacities and dimensions 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. July 31, 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 rebid; 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 Quit Claim Deed; property is former railroad property and 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.
- The conveyance may require a tax parcel split.
- 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 Ross Keegan at 605-769-4089. 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: Kadoka sealed bid  
503 N. Potter St.  
Gettysburg, SD 57442

