PROPERTY FOR SALE IN REUBENS, ID

CHS Inc. is offering property at Reubens, Lewis County, Idaho, for sale by sealed bid. The property consists of a wood-cribbed grain elevator with a steel flat house totaling approximately 325,000 bushels total storage. A complete legal description of the property is available upon request.

Bidding Process: Sealed bids with a cashier's check equaling 10% of the bid must be received no later than 4 p.m. PDT, May 22, 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 $50,000.00.

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 three (3) highest bids to have the opportunity to submit a new bid with a new minimum based on bids received. For avoidance of doubt CHS shall have no obligation to provide such opportunity. The party possessing the final accepted bid would have 24 hours to submit an additional cashiers' check to bring its aggregate down payment to 10% of the final bid and 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. Buyer acknowledges that the property is former railroad property and CHS would not be obligated to cure any defects in title.
- The property would be subject to a non-compete provision for a period of five (5) years following the closing date.
- Buyer will be required, for a period of five (5) years following the closing date, to sell to CHS 100% of its cereal grain production during said five (5) year period provided CHS' bid price is equal to or better than other local bids during the same shipment period for the same quantity and quality of grain.
- 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 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 James Hardy at 208-743-8551. The purchase agreement is available for review by prospective bidders upon request.

Send sealed bids with bidder's return address and phone number to:

Cox & Wagner, PLLC
Attn: CHS Reubens Sealed Bid
P.O. Box 446
1106 Idaho Street
Lewiston, ID 83501