

NOTICE OF SALE BY SEALED BID

By Central United Cooperative (“CUC”)

*This sale will be held by sealed bids submitted by **June 1, 2026 at 5:00 p.m.**, as further described below.*

PROPERTY DESCRIPTION

See legal description and additional information about the Property listed on Exhibit A. The Property will be sold in two separate Tracts, or together as one parcel if your bid is accepted for both Tracts. Tract 1 is a bunker and bin site of approximately 13.5 acres with the improvements listed on Exhibit A. Tract 2 is approximately 28.7 acres of tillable land. The acreage numbers for the Property were obtained from Renville County, and CUC has no responsibility for the accuracy of such acreage amounts. If the successful bidders on Tract 1 and Tract 2 are not the same bidder, then CUC will pay to have the Property surveyed and divided into two separate Tracts as identified on Exhibit A before the closing. All bidders consent to the division of the Property in this manner if they are the successful bidder on only one Tract, and that the survey description created by CUC’s surveyor will govern for the legal description of the Tract(s) being sold.

BIDDING PROCEDURE

Sealed bids will be received until June 1, 2026 at 5:00 p.m. All sealed bids should be sent or delivered to the following address:

Attention: Brian Meyer
Central United Cooperative
PO Box 429
27875 County Road 27
Sleepy Eye, MN 56085

All bids must be submitted on the enclosed Bid Form and clearly state the total amount of the bid for each Tract. All bids shall be accompanied by a cashier’s check in the amount of \$10,000.00 made payable to Central United Cooperative for each Tract bid on. Seller reserves the right to reject any and all bids, to waive any formalities or irregularities in the sale process, and to control all rules and procedures of the sale. Contact Brian Meyer at 507-766-3564 if you wish to view the Property prior to submitting your bid.

TERMS

The successful bidder for each Tract shall sign the enclosed purchase agreement within forty-eight (48) hours of notification that their bid has been accepted. The purchase agreement terms will control the transaction. If the successful bidder does not sign the purchase agreement within forty-eight (48) hours of being notified that their bid was accepted, the \$10,000.00 earnest money will be forfeited to Central United Cooperative and Central United Cooperative may sell the Tract to another party. The balance of the purchase price shall be paid by wired funds no later than the closing, which shall be thirty (30) days after the purchase agreement is signed.

- The \$10,000.00 certified check that accompanies the successful bid will be the earnest money.
- Seller and Buyer shall prorate all real estate taxes and assessments payable in 2026; Buyer shall pay all real estate taxes and assessments payable in 2027 and thereafter.
- Possession of the property will be given upon closing.
- Property is being purchased in “AS IS” condition, and there is a provision to this effect in the purchase agreement.
- Seller will provide a warranty deed which shall be subject the usual exceptions specified in the purchase agreement.

For further information, contact Brian Meyer at Central United Cooperative, 507-766-3564.

EXHIBIT A

(Legal Description & Property Information)

Legal Description for both Tract 1 and 2:

The North Two Hundred Seventy-Three Feet (N-273') of the South Half of the Northwest Quarter (S1/2 of NW1/4) of Section Seven (7) in Township One Hundred Twelve (112) North, Range Thirty-two (32) West of the 5th P.M., Renville County, Minnesota.

AND

Lot "B" in the North Half of the Northwest Quarter (N1/2 of NW1/4) of Section Seven (7) in Township One Hundred Twelve (112) North, Range Thirty-two (32) West of the 5th P.M., Renville County, Minnesota, according to the plat thereof now on file and of record in the office of the Register of Deeds within and for said County and State.

Renville County Parcel No.: 31-00485-00

Tract 1 includes all improvements affixed to Tract 1 except the LP Tank, including:

1. One approximately 106 foot x 256 foot Bunker Pad;
2. One approximately 140 foot x 399 foot Bunker Pad;
3. Two approximately 155,074 bushel (each) capacity Grain Bins;
4. One approximately 182,514 bushel capacity Grain Bin;
5. Approximately 10,998 bushels of Grain Warehouse Storage;
6. Office Building;
7. Approximately 145 foot x 60 foot partially heated/insulated shop; and
8. Scale.

Also included in Tract 1 are all existing conveyors, belts, and other fixtures except the 30,000 gallon capacity LP Tank. The 30,000 gallon LP Tank on Tract 1 is not included in the sale, but the successful bidder will have the opportunity to purchase the LP Tank from CUC if they wish to buy it and keep it on Tract 1.

