

NOTICE OF SALE BY SEALED BID

By Central United Cooperative (“CUC”)

*This sale will be held by sealed bids submitted by **July 15, 2026, at 5:00 p.m.**, as further described below.*

PROPERTY DESCRIPTION

The Property being sold is a bunker and building site with addresses of 63313 and 63311 State Highway 19, Gibbon, Minnesota 55335. The Property and improvements being sold are further described on Exhibit A. The Sibley County Parcel Identification Numbers for the parcels are 21.0303.000 and 21.0304.000. Sibley County Parcel 21.0303.000 will be subdivided as indicated on Exhibit A, with Central United Cooperative retaining the Eastern portion of such Parcel. The parcel dividing line will be approximately 50 feet west of the eastern bunker.

BIDDING PROCEDURE

Sealed bids will be received until July 15, 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. All bids shall be accompanied by a cashier’s check in the amount of \$25,000.00 made payable to Central United Cooperative. Seller reserves the right to reject any and all bids, to waive any formalities or irregularities in the sale process, to solicit new bids or terms, 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 shall sign a 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 \$25,000.00 earnest money will be forfeited to Central United Cooperative and Central United Cooperative may sell the Property 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 \$25,000.00 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 will be a provision to this effect in the purchase agreement.
- Seller will provide a warranty deed which shall be subject to the usual exceptions specified in the purchase agreement.
- Bunker walls and tanks to be removed from the Property by Seller as detailed in the purchase agreement.
- Buyer will sign an easement agreement at closing granting Seller an easement through the Property on the existing roadway for Seller to access the portion of Sibley County Parcel 21.0303.000 that Seller is retaining.
- A fertilizer plant was operated on the Property, so some environmental remediation is anticipated, and this will be detailed in the purchase agreement.

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

EXHIBIT A
(Legal Description & Property Information)

Description of the Property:

- On the Property there is a small chemical shed, fertilizer building, office, shop, granary, and a dry warehouse.
- Improvements to be removed from the Property by Seller (which will be detailed in the purchase agreement):
 - LP Tanks;
 - Bunker walls; and
 - Water Tanks.



Properties being sold

Property being kept by CUC