

## NOTICE OF SALE BY SEALED BID

By Central Region, LLC

*This sale will be held by sealed bids submitted no later than **August 18, 2023, at 5:00 p.m.**, as further described below.*

### PROPERTY TO BE SOLD

The properties being sold are the following properties in Brown County, Minnesota:

- **Parcel #1:** Downtown Hanska Garage, with an address of 105 Broadway Street, Hanska, MN 56041 and a Brown County Parcel ID# of 007.000.011.22.220;
- **Parcel #2:** Hanska Office and Storage Building, with an address of 103 1<sup>st</sup> Street East, Hanska, MN 56041 and a Brown County Parcel ID# of 007.000.011.16.160; and
- **Parcel #3:** Hilltop Grain Elevator, with an address of 13040 County Road 25, New Ulm, MN 56073 and a Brown County Parcel ID# of 130.009.001.01.030. Includes office, scale, bins and other existing grain handling equipment fixtures. Approximately 247,000 bushel capacity.

### BIDDING PROCEDURE

Sealed bids will be received until August 18, 2023, at 5:00 p.m. All sealed bids should be sent to the following address:

Attention: Nathan Gieseke  
Central Region Cooperative  
PO Box 429  
Sleepy Eye, MN 56085

All bids must be submitted on the enclosed Bid Form(s) and clearly state the total amount of the bid. All bids shall be accompanied by a cashier's check in the amount of \$5,000.00 made payable to Central Region Cooperative. You must submit a separate Bid Form and a \$5,000.00 cashier's check for each parcel if you are bidding on more than one parcel. 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 Nathan Gieseke at 507-794-3031 if you wish to view any of the properties prior to submitting your bid.

### TERMS

The successful bidder shall sign a purchase agreement within twenty-four (24) 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 twenty-four (24) hours of being notified that the bid was accepted, the \$5,000.00 earnest money will be forfeited to Central Region Cooperative. The balance of the sale price shall be paid by certified check or wire transfer no later than the closing, which shall be thirty (30) days after the purchase agreement is signed.

- The \$5,000.00 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 2023; Buyer shall pay all real estate taxes and assessments payable in 2024 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 limited warranty deed which shall be subject to the usual exceptions specified in the purchase agreement.
- Seller to provide marketable title free from any liens.

For further information, contact Nathan Gieseke at Central Region Cooperative, 507-794-3031.