

COTEAU LAND COMPANY, LLC



Call Gordon Nielsen(605) 742-0416

Call Larry Lekness (605) 880-5933

Call Gary Hanson(605) 268-0448

PO Box 86

Sisseton, South Dakota 57262

Go to www.coteauland.com for more details

Farm Land for Sale

Springdale Township, Roberts County, South Dakota

160 +/- acres for sale; 143.59 FSA Crop Acres.

Property located 4 miles West and 1 South of Wilmot, South Dakota (137th Street and 463th Ave).

Great opportunity to add a nice parcel to your operation.

NE1/4 of Section 8, Township 122 North, Range 50 West of the 5th P.M., Roberts County,
South Dakota

SALE FORMAT: Call for list price. Offers will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota.

PRELIMINARY WRITTEN BID FORMAT: Written offers may be submitted in the form of a letter or bid form mailed or delivered to Sellers' Agent at the address printed above.

Preliminary offer letters should include bidder's name, address, and phone number, and the amount of the offer.

TERMS: At the time of acceptance of an offer, a Purchase Agreement will be executed and the buyer shall be prepared to pay a non-refundable earnest money deposit equal to 10% of the total accepted offer with the balance of the purchase price due at closing. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2015 taxes due in 2016, and all prior taxes.

Real estate will be available for the 2016 crop year.

Potential Buyers may contact Coteau Land Company to enter the property.

The information contained herein and in any advertisement has been given to us by the Roberts County Assessor, Roberts County Register of Deeds and Roberts County Treasurer and is believed by the Seller and its agents to be true. Nonetheless, it is your responsibility as Buyer to research all information to your own satisfaction.