

COTEAU LAND COMPANY, LLC



Call Gordon Nielsen(605) 742-0416

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

WEST HARMON TOWNSHIP, ROBERTS COUNTY, SOUTH DAKOTA

- TOP QUALITY LAND -

Property is located approximately 4 miles S. of Victor, S.D. (109th Street and 467th Ave.)

Tract 1: E1/2NW1/4, Gov't. Lots 1 and 2 of Section 7, Township 127 North of Range 49
West of the 5th P.M., Roberts County, South Dakota
(List Price: \$5,250.00/acre x 161.17 acres)

SALE FORMAT: Preliminary written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota. *Seller will consider offers as they are received.* Seller reserves the right to reject any or all bids and to waive any irregularities in the proceedings.

PRELIMINARY WRITTEN BID FORMAT: Preliminary written bids may be submitted in the form of a letter or bid form mailed or delivered to Sellers' Agent at the address printed above. Preliminary bid letters should include bidder's name, address, and phone number, and the amount of each bid.

TERMS: At the time of acceptance of a bid, a Purchase Agreement will be executed and the successful bidder shall be prepared to pay a non-refundable earnest money deposit equal to 10% of the total bid with the balance of purchase price to be paid upon closing and delivery of a Warranty Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2017 taxes due in 2018, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Subject to lease for 2018 crop year. Buyer to receive 2018 rent with real estate available for 2019 crop year. Potential Buyers may contact Coteau Land Company to enter the property.

INQUIRIES: Informational packages and bid forms available upon request from Seller's Agent. Call Coteau Land Company * Gary Hanson (605) 268-0448 * Go to www.coteauland.com for more details.

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.