

COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416
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PO Box 86, Sisseton, South Dakota 57262
Go to www.coteauland.com for more details

RESIDENTIAL LISTING RURAL SISSETON- HOBBY FARM

Nice rural building site with acreage. Close to Sisseton on paved highway.

TRACT 1: GREINER ADDITION in Government Lot 1 and the SE1/4EN1/4 of Section 5, Township 125 North, Range 50, West of the 5th P.M., Roberts County, South Dakota, according to the Plat filed in CAB. 2, page U-73. (containing 48 acres +/-)

SALE FORMAT: Offers to purchase 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 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. Real Estate taxes will be prorated to the date of close. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is." Pasture is subject to a lease for the 2017 grazing season. 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.