

# 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](http://www.coteauland.com) for more details

## MARSHALL COUNTY REAL ESTATE FOR SALE Adjacent to Opitz Lake

400 (+/-) of Marshall County, South Dakota real estate for sale. Property is located approximately 4 miles West and 1 mile South of Eden. Approximately 190.19 acres of crop land with the remaining acres being pasture/hay land/water. Property allows for Opitz Lake access.

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

**AGENT'S NOTE:** Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Ave. E., 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.

**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. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

**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](http://www.coteauland.com) for more details. 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 Marshall County Assessor, Marshall County Register of Deeds and Marshall 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*