

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

AGRICULTURAL/HUNTING/INVESTMENT PROPERTY FOR SALE

Roberts County, South Dakota

Property located at the intersection of 103rd St. and 458th Ave., Minnesota Township

S1/2SE1/4 of Section 4, Township 129 North, Range 51 West of the 5th P.M., Roberts County, South Dakota (80.0 +/- acres)

PROPERTY DESCRIPTION: Property is located approximately 2 miles north and 2.5 miles east of Claire City, South Dakota. This 80 acre property located in the heart of the prairie pothole region, offers a combination of CRP crop ground, water features and convenient access. The property consists primarily of crop ground and includes areas of surface water that enhance its wildlife opportunities. Approximately 65.92 acres are currently enrolled in the Conservation Reserve Program. This CRP component offers annual income while supporting soil conservation and wildlife habitat. The program acreage contributes to cover and nesting areas for upland birds and other wildlife species common to northeastern South Dakota. Whether used for CRP income, hunting, conservation, or long term land ownership, this 80 acre tract presents a balanced combination of CRP income, habitat, water and location.

SALE FORMAT: Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota. *Sellers will consider offers as they are received.* Seller reserves the right to reject any or all bids and to waive any irregularities in these 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. Sellers will pay the 2025 taxes due in 2026, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

AGENT'S NOTE: Property subject to a CRP contract. New Buyer to receive future CRP/farm income. 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 * Gordon @ (605) 742-0416 or Blake @ (605) 590-0634 * 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