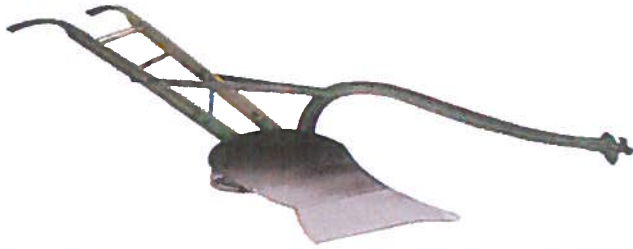


# COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416

Call Larry Lekness (605) 880-5933

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PO Box 86, Sisseton, South Dakota 57262

Go to [www.coteauland.com](http://www.coteauland.com) for more details

## REAL ESTATE FOR SALE

### AGENCY TOWNSHIP, ROBERTS COUNTY, SOUTH DAKOTA

Property is located approximately 10 miles south of Sisseton, South Dakota.

- Tract 1:** (387.5 acres +/-) NE1/4NE1/4 (except Swenson Farmstead) W1/2NE1/4, E1/2NW1/4 and SE1/4, all in Section 20; and the NE1/4NE1/4 in Section 29; all in Township 124 North of Range 51 West of the 5<sup>th</sup> P.M., Roberts County, South Dakota (121.64 FSA crop acres). - *Approx. location: 129<sup>th</sup> Street and 457<sup>th</sup> Ave. -*
- Tract 2:** (39.49 acres +/-) NW1/4SW1/4 (except Hwy) in Section 14; Township 124 North of Range 51 West of the 5<sup>th</sup> P.M., Roberts County, South Dakota. (35.51 FSA crop acres) - *Approx. location: 129<sup>th</sup> Street and 459<sup>th</sup> Ave. -*

**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on **August 18, 2016**. If no offers have been accepted by Seller prior to said date, the top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held on or about **August 25, 2016**. Seller reserves the right to invite additional bidders. Any additional terms and conditions of sale shall be announced at the time of bidders meeting and such terms and conditions shall take precedence over this written notice. 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 2016 taxes due in 2017, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is." Property is available for the 2017 crop/pasture year.

**INQUIRIES:** Interested parties may contact Coteau Land Company for more information or 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*