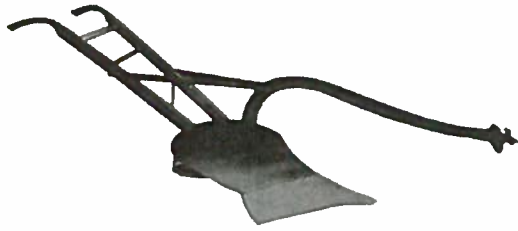


# COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416

Call Larry Lekness (605) 880-5933

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

## FARM LAND FOR SALE

### “East” Claremont Township, Brown County, South Dakota

### TOP QUALITY LAND - GREAT SOIL RATINGS

The Estate of Darrell Olson and Lorie Mack are offering the following property for sale.  
Property is located approximately 2 miles W. and 2 miles S. of Claremont, SD

**TRACT 1: (62 acres +/-):** Lot 2 Olson's First Subdivision in the SW1/4, Section 16-125-60, Brown County, South Dakota (containing 62 total acres; +/- 61.9 crop acres) List Price: \$580,700\*

**TRACT 2: (237 acres +/-):** S1/2NE1/4; SE1/4 all in Section 16-125-60, Brown County, South Dakota (containing 237 total acres; +/- 235 crop acres) List Price: \$2,135, 800\*

**TRACT 3: (313.7 acres +/-):** W1/2 of Section 21-125-60, Brown County, South Dakota (containing 313.7 total acres; +/- 249.10 crop acres; and 55.6 CRP/CREP acres) List Price: \$2,582,500\*

\*List price based on appraised value

**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. Offers to be received prior to 4:00 o'clock p.m. on **October 29, 2015**. If no offers have been accepted by Seller prior to said date, then 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 November 5, 2015. 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.

**TERM:** 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 2014 taxes due in 2015, 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 2015 crop year. Seller to receive 2015 rent with real estate available for 2016 crop year. 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 Brown County Assessor, Brown County Register of Deeds and Brown 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.

