

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

ROBERTS COUNTY, SOUTH DAKOTA LAND FOR SALE CROP AND PASTURE ACRES LOCATED IN ORTLEY TOWNSHIP

Tract 1: NW1/4 of Section 5 (except Gaikowski Addition in the SW1/4NW1/4) all in Township 122 North, Range 52 West of the 5th P.M., Roberts County, South Dakota (containing 148.49 acres +/-)

Tract 2: NW1/4 of Section 8, Township 122 North, Range 52 West of the 5th P.M., Roberts County, South Dakota (containing 160 acres +/-)

SALE FORMAT: 1-time best time offer. Seller will respond to offers on or before September 3, 2026. Offers will be considered as they are received. Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota. Seller reserves the right to reject any or all bids and to waive any irregularities in these proceedings.

WRITTEN BIDS: 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 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 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." Successful Buyer needs to be a qualified farmer under Section 1062 of the IRS Code and shall agree to comply with section 1062 at the time of closing.

Property available for the 2027 crop year. 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 P. Nielsen (605) 742-0416 or Gary Hanson (605) 268-0448 * 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 and its agents to be true. Nonetheless, it is your responsibility as Buyer to research all information to your own satisfaction.