

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 for more details

FARM LAND FOR SALE

Lake and Becker Township, Roberts County

320 acres +/- of Roberts County real estate for sale; 282.59 +/- tillable.

Land to be sold in one (1) tract. **Top quality farm land!**

Property approx. 6 mi. S. of Browns Valley, MN or 6 mi. N. of Wilmot, SD.

Legal : **W1/2SE1/4 of Section 32, Township 124 North, Range 49 West of the 5th P.M., Roberts County, South Dakota; and**
(320 acres +/-)

Lots 1, 2, 3, and 4 and the S1/2NW1/4 of Section 5, Township 123 North, Range 49 West of the 5th P.M., Roberts County, South Dakota.

SALE FORMAT: Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on **September 20, 2013**. The top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held at Delaney, Nielsen & Sannes, P.C. law offices, 520 2nd Ave. E., Sisseton, South Dakota on September 27, 2013. 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. The preliminary bid should be accompanied by a check for a down payment equal to 10% of the preliminary bid amount. Down payment checks should be payable to "Coteau Land Company Trust Account" and will be held by Seller's agent.

TERMS: 10% down with preliminary written bid, balance of purchase price due at closing. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2013 taxes due in 2014, and all prior taxes.

Land available for 2014 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 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.