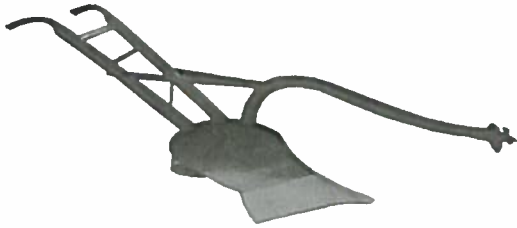


# COTEAU LAND COMPANY, LLC



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

### Lake and Becker Township, Roberts County, South Dakota

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 (320 acres +/-):**  
W1/2SE1/4 of Section 32,  
Township 124 North, Range  
49 West of the 5<sup>th</sup> P.M.,  
Roberts County, South Dakota;  
and Lots 1,2,3, and 4 and  
the S1/2NW1/4 of Section 5,  
Township 123 North, Range 49  
West of the 5<sup>th</sup> P.M., Roberts  
County, South Dakota.

**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 **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 2<sup>nd</sup>  
Ave. E., Sisseton, South Dakota  
on September 27, 2013. Seller

reserves the right to invite additional bidders. Any additional terms and conditions of sales 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.

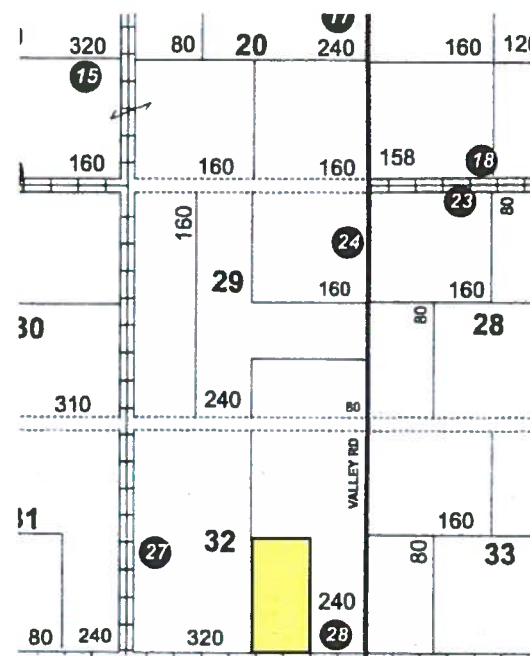
**PRELIMINARY WRITEN BID FORMAT:** Preliminary written bids may be submitted in the form of a letter or bid form mailed or delivered to Sellers' Agent at the address printed above. Preliminary bid letters should include bidder's name, address, and phone number, and the amount of each bid. The preliminary 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.*

T-125-124-N BECKER TWP R-50-49-W



T-123-N LAKE TWP R-49-48-W

