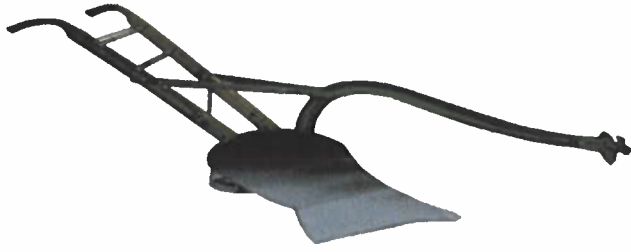


# COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416  
Call Gary Hanson (605) 268-0448  
PO Box 86, Sisseton, South Dakota 57262  
Go to [www.coteauland.com](http://www.coteauland.com) for more details

## **PASTURE/HAY LAND FOR SALE** **Kosciusko Township, Day County, South Dakota**

160.0 acres +/- of Day County real estate for sale.  
Property located at the intersection of 127<sup>th</sup> St. and 448<sup>th</sup> Ave.,  
Day County, South Dakota

**TRACT 1: NE1/4 of Section 11, Township 124 North, Range 53 West of the 5<sup>th</sup> P.M., Day County, South Dakota (160 +/- acres)**

**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 **October 21, 2021**. The top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held at the Delaney, Nielsen & Sannes, P.C. law offices, 21 West 6<sup>th</sup> Ave., Webster, South Dakota on or about October 28, 2021. 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:** Broker shall advertise the above described real estate for bids with bids to be opened on or about **October 21, 2021**. Broker will schedule a meeting of the top bidders to be held on or about **October 28, 2021**, at the law office of Delaney, Nielsen & Sannes, P.C., in Webster, South Dakota at which time Broker will allow the top bidders to raise their respective bids until a top bidder has been identified.

**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 2021 taxes due in 2022, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property available for the 2022 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 \* Gary Hanson (605) 268-0448 \* Go to [www.coteauland.com](http://www.coteauland.com) for more details.

*The information contained herein and in any advertisement has been given to us by the Day County Assessor, Day County Register of Deeds and Day 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.*