

# 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



## TOP QUALITY FARM LAND FOR SALE

**Egeland Township, Day County, South Dakota**

320 acres +/- of Day County real estate for sale.

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| <b>Tract 1</b> | <b>SW1/4 of Section 17, Township 120 North, Range 54 West of the 5<sup>th</sup> P.M., Day County, South Dakota (+/- 160 acres)</b> |
| <b>Tract 2</b> | <b>NE1/4 of Section 19, Township 120 North, Range 54 West of the 5<sup>th</sup> P.M., Day County, South Dakota (+/- 160 acres)</b> |

**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 57262, until 4:00 o'clock p.m. on **September 19, 2024**. 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 W. 6<sup>th</sup> Ave., Webster, South Dakota on or about September 26, 2024. 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.

**WRITTEN BID FORMAT:** 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 2024 taxes due in 2025, 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 2025 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 \* Thomas L. Sannes (605) 345-3321; Gordon P. Nielsen (605) 742-0416 or 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.*