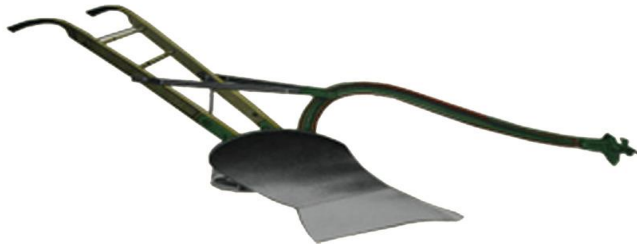


# COTEAU LAND COMPANY, LLC



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

## DAY COUNTY LAND FOR SALE

**872.48 +/- acres Morton Township, Day County, South Dakota**

Property located 1 mile South and 4 miles East of Webster, South Dakota

SE1/4NE1/4 & SW1/4NE1/4 of 9-121-51, Day County, South Dakota  
NW1/4 except Prieb Tract 1 of 9-121-51, Day County, South Dakota  
SW1/4 of 9-121-51, Day County, South Dakota  
SE1/4 of 9-121-51, Day County, South Dakota  
N1/2SW1/4 & SW1/4SW1/4 of 10-121-51, Day County, South Dakota  
NE1/4NE1/4 of 16-121-51, Day County, South Dakota  
N1/2NW1/4 of 16-121-51, Day County, South Dakota  
SE1/4NW1/4 of 16-121-51, Day County, South Dakota  
NW1/4SE1/4 of 16-121-51, Day County, South Dakota

**SALE FORMAT:** Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota 57262 until **September 15, 2022** at 4:00 o'clock p.m. Seller will consider offers as they are received. (In the event that Seller does not accept an offer on or before September 15, 2022, the real estate will be offered for sale at auction later and this advertisement will be supplemented with additional information regarding the auction process and auction date.)

**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 2022 taxes due in 2023, and all prior taxes. Property to be sold subject to existing easements, reservations, and restrictions of record. Property is being sold "as is."

Land is being sold subject to an existing lease for the 2023 crop season. New Buyer shall be entitled to the 2023 rental income.

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 and 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.*