

COTEAU LAND COMPANY, LLC



**480 +/-ACRES OF TOP QUALITY PASTURE LAND FOR RENT
LONG HOLLOW TOWNSHIP, ROBERTS COUNTY, SD -
Available for the 2015 -2017 pasture years -**

Tract 1: N1/2, NW1/4SW1/4 in Section 29; W1/2NW1/4, NW1/4SW1/4 in Section 28; all in Township 126-52, Long Hollow, Township , Roberts County, South Dakota.
(480 acres +/-)

LOCATION: Located in Long Hollow Township, Roberts County, South Dakota, approximately 7 miles west of Sisseton, South Dakota.

OWNER: William Schmaus

AGENT FOR OWNERS: Larry Lekness, agent, Coteau Land Company, LLC, P.O. Box 86, Sisseton, SD 57262 Phone: (605) 698-7744 or (605) 880-5933

BID FORMAT: Written bids for the lease of the above described property are to be mailed or delivered to Owners' agent, on or before 4:00 o'clock p.m. on October 1, 2014. Owner reserves the right to reject any or all bids and to waive any irregularities in the proceedings.

RENTAL TERMS: Lease shall be for three (3) pasture years (2015 - 2017). Rent due on or before March 1st of each year in advance.

AGENT'S NOTE: 480 +/- of pasture; to be leased in one tract. Good water sources. Successful bidder will be required to pay 10% down of first year's lease. Repair of existing fence to be negotiated between owner and tenant. Lease to be for 100 cow calf units for 150 pasture days per year.

INQUIRIES: Informational packages and bid forms available upon request from Owners' Agent. Questions about the real estate or lease should be directed to Coteau Land Company, LLC at (605) 742-0416.

** 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 Owners and their agents to be true. Nonetheless, it is your responsibility as Renter to research all information to your own satisfaction*