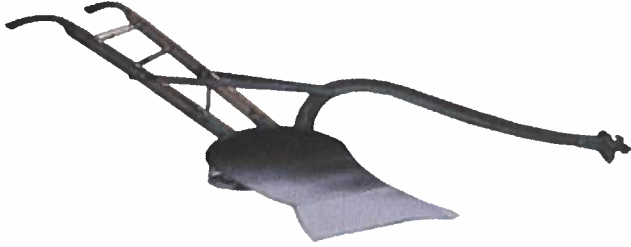


COTEAU LAND COMPANY, LLC



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

FARM LAND AND BUILDING SITE FOR SALE WHEATLAND TOWNSHIP, DAY COUNTY, SOUTH DAKOTA - SPORTSMAN'S PARADISE -

Property located approx. 10 miles S, 8 E, 2 N, 1 W of Webster, South Dakota - 150th St. and 441st Ave.

Tract 1: SW1/4 of Section 12, Township 120 North, Range 55 West of the 5th P.M., Day County, South Dakota (containing 160 total acres +/- including building site)

SALE FORMAT: Preliminary written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota. Offers to be received prior to 4:00 o'clock p.m. on **October 19, 2017**. If no offers have been accepted by Seller prior to said date, the top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held on or about October 26, 2017. 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.

NOTE: This property offers excellent hunting land for deer, pheasants, ducks and geese. Fishing opportunities with property located adjacent to Bitter Lake. CRP acres for wildlife and income. Property has very nice quonset building and a house and barn. Ideal retreat for the sportsman.

OPEN HOUSE: Open house to be held on Saturday, October 14, 2017.

PRELIMINARY WRITTEN BID FORMAT: Preliminary 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. Preliminary 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. Seller will pay the 2017 taxes due in 2018, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is." Property is available for the 2018 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 Nielsen (605) 742-0416, or Gary Hanson (605) 268-0448. Go to 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.