

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



ROBERTS COUNTY LAND FOR SALE LIEN TOWNSHIP INVESTMENT/HUNTING PROPERTY - GOOD CRP INCOME 120 acres +/- located near New Effington

TRACT 1: NE1/4NE1/4 of Section 16, Township 128 North, Range 50 West of the 5th P.M., Roberts County, South Dakota (40 acres +/-)

TRACT 2: N1/2SW1/4 of Section 26, Township 128 North, Range 50 West of the 5th P.M., Roberts County, South Dakota (80 acres +/-)

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 **November 15, 2022** at 4:00 o'clock p.m. Seller will consider offers as they are received.

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."

Buyer to receive 2023 CRP 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 for more details.

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 Seller and its agents to be true. Nonetheless, it is your responsibility as Buyer to research all information to your own satisfaction.