

# 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

## HUNTING LAND FOR SALE Fort Township, Marshall County, South Dakota

- TRACT 1:** 94.39 acres +/- located in Section 15, Fort Township, Marshall County, South Dakota.
- TRACT 2:** 127.91 acres +/- described located in Sections 14 and 15, Fort Township, Marshall County, South Dakota.
- TRACT 3:** 200.9 acres +/- located in Sections 22 and 23, Fort Township, Marshall County, South Dakota.
- TRACT 4:** 423.2 acres +/- located in Sections 14, 15, 22, and 23, Fort Township, Marshall County, South Dakota. (combination of tracts 1, 2, 3)

**Property located in the heart of the prairie pothole region, this property is ideal for the waterfowl enthusiast or someone who just loves deer and turkey hunting. This property offers a unique opportunity to own your private hunting heaven. Property located just south of Fort Sisseton, State Park in Marshall County, South Dakota**

**SALE FORMAT:** Preliminary written offers/bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota. *Seller will consider offers until 4:00 p.m. on September 25, 2018.* 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 2018 taxes due in 2019, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property will be available for the 2019 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 \* 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 Marshall County Assessor, Marshall County Register of Deeds and Marshall 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.*