

# COTEAU LAND COMPANY, LLC



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**PHYLLIS HANSE ESTATE  
CROP LAND FOR SALE  
TROY TOWNSHIP, DAY COUNTY, SOUTH DAKOTA**  
*Property is located approximately 12 miles south of Bristol, South Dakota.*

**Tract 1:** SW1/4 (except 4.4 acres located in the SW1/4SW1/4) of Section 27, Township 120 North of Range 58 West of the 5<sup>th</sup> P.M., Day County, South Dakota  
(155.6 acres +/-) - *Approx. location: 153<sup>rd</sup> Street and 421<sup>st</sup> Ave. -*

**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on **November 10, 2016**. 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 **November 17, 2016**. 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.

**PRELIMINARY WRITTEN BID FORMAT:** Preliminary written bids may be submitted in the form of a letter or bid form mailed or delivered to Sellers' 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 personal representative's deed. Cost of owner's policy of title insurance and closing fees split 50/50. Seller will pay the 2016 taxes due in 2017, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record, if any. Property is being sold "as is." Property is available for the 2017 crop year.

**INQUIRIES:** Interested parties may contact Coteau Land Company for more information or to enter the property.

*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*