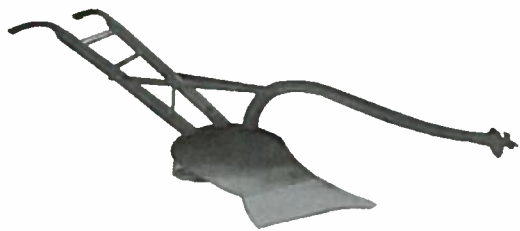


# COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416

Call Larry Lekness (605) 880-5933

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

## FARM LAND FOR SALE

### Sisseton Township & Bossko Township, Roberts County

982 acres +/- of Roberts County real estate for sale. 826.3 tillable; 87.39 +/- in CRP - contract expires in 2013; 36.2 +/- pasture; 33 +/- hay. Land to be sold in four (4) tracts. Good quality farm land! Property is located North and West of Sisseton, South Dakota.

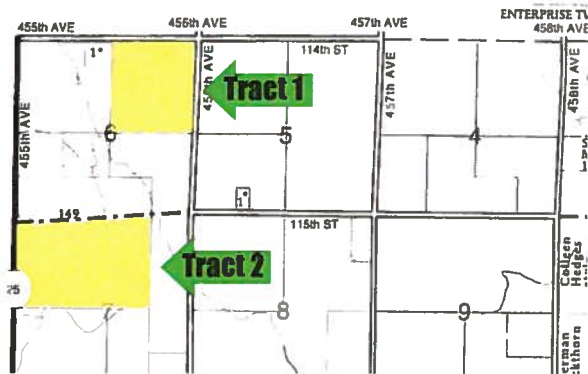
**TRACT 1 (156 acres +/-):** Lots 1&2; S1/2NE1/4 of Section 6-126-51, Sisseton Twp, Roberts County, South Dakota.

**TRACT 2 (227 acres +/-):** Lots 1&2; E1/2NW1/4; W1/2NE1/4 of Section 7-126-51, Sisseton Twp, Roberts County, South Dakota.

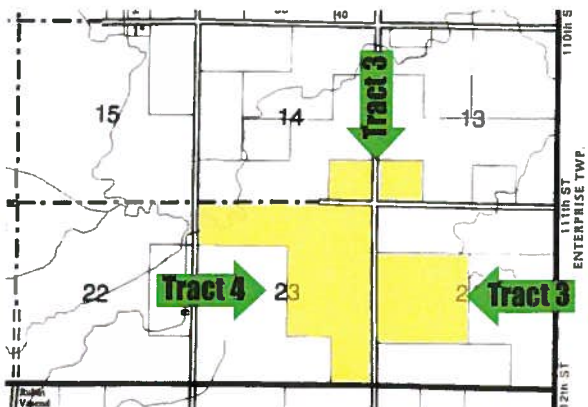
**TRACT 3 (240 acres +/-):** SW1/4SW1/4 of 13-127-52; SE1/4SE1/4 of 14-127-52 and S1/2NW1/4, N1/2SW1/4 of 24-127-52, Bossko Twp, Roberts County, South Dakota.

**TRACT 4 (360 acres +/-):** E1/2SE1/4; NW1/4SE1/4; N1/2NW1/4 and NE1/4 of 23-127-52 Bossko Twp, Roberts County, South Dakota.

#### T-126-N SISSETON TOWNSHIP R-51-W



#### T-127-N BOSSKO TOWNSHIP R-52-W



**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on October 11, 2012. The top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held at Delaney, Nielsen & Sannes, P.C. law offices, 520 2nd Ave. E., Sisseton, South Dakota on October 18, 2012. 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. The preliminary bid should be accompanied by a check for a down payment equal to 10% of the preliminary bid amount. Down payment checks should be payable to "Coteau Land Company Trust Account" and will be held by Seller's agent.

**TERMS:** 10% down with preliminary written bid, balance of purchase price due at closing. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2012 taxes due in 2013, and all prior taxes.

**INQUIRIES:** Informational packages and bid forms available upon request from Seller's Agent. Call Coteau Land Company \* Gordon Nielsen (605) 742-0416, Larry Lekness (605) 880-5933 or Gary Hanson (605) 268-0448. Go to [www.coteauland.com](http://www.coteauland.com) for more details.