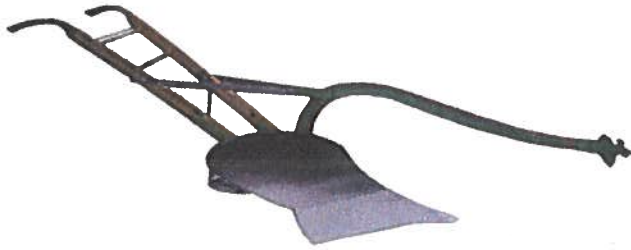


COTEAU LAND COMPANY, LLC



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

AG LAND FOR SALE

Lake Township, Roberts County, South Dakota

(Property located approximately 2 miles East and 4 miles North of Wilmot, South Dakota)

TRACT 1: NE1/4 of Section 16, all in Township 123 North, Range 49 West of the 5th P.M., Roberts County, South Dakota (160 acres +/-) **List Price: \$450,000.**

TRACT 2: NE1/4 and the N1/2SE1/4 of Section 17, Township 123 North, Range 49 West of the 5th P.M., EXCEPT the South 405' of the East 675' of the N1/2SE1/4 of Section 17, all in Township 123 North, Range 49 West of the 5th P.M., Roberts County, South Dakota (233.72 acres +/-) **List Price: \$575,000.**

SALE FORMAT: Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota until January 15, 2019 at 4:00 o'clock p.m. *Sellers will consider offers as they are received.* Seller reserves the right to reject any or all bids and to waive any irregularities in these 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 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.