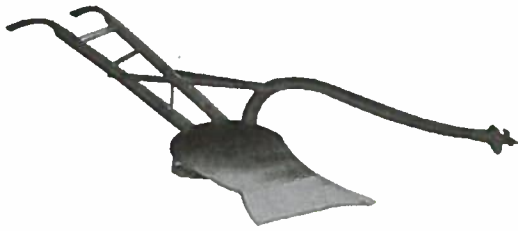


COTEAU LAND COMPANY, LLC



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 for more details

FARM LAND FOR SALE Springdale Township, Roberts County, SD

160 (+/-) acres of Roberts County real estate for sale. Land to be sold in one (1) tract.

Nice farm land! Property located approx. 2 miles West and 2.5 miles South of Wilmot, SD.

LEGAL: (160 acres +/-):

N1/2SW1/4 and N1/2SE1/4, all in Section 15, Township 122 North, Range 50 West of the 5th P.M., Roberts County, South Dakota.

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 **November 25, 2013**. 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 November 26, 2013. 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 offer/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. Closing to take place on or before December 30, 2013. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2013 taxes due in 2014, and all prior taxes. Property to be sold subject to existing easements, reservation and restrictions of record. Property is being sold "as is." Seller does not warrant or guarantee that the existing fences lie on the true boundary and new fencing, if any, will be the responsibility of the purchaser, pursuant to South Dakota law.

Real estate is available for the 2014 crop year. Potential Buyers may contact Coteau Land Company to enter the property.

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.

T-122-123-N SPRINGDALE PLAT R-50-51-W

