

COTEAU LAND COMPANY, LLC



Call Gordon Nielsen(605) 742-0416

Call Tom Sannes (605) 345-3321

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

Union Township, Day County, South Dakota - TOP QUALITY LAND -

Property located approx. 5 miles North of Bristol, South Dakota - 135th St. and 422nd Ave.

TRACT 1: SW1/4 of Section 26, Township 123, North of Range 58 West of the 5th P.M., Day County, South Dakota (160 acres +/-)

TRACT 2: W1/2NW1/4 of Section 35, Township 123, North of Range 58 West of the 5th P.M., Day County, South Dakota (80 acres +/-)

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 **December 15, 2017**. 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, 21 W. 6th Ave., Webster, South Dakota on **December 20, 2017**. 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 Trustee's Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2017 taxes due in 2018, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Subject to lease for 2018 crop year. Buyer to receive 2018 rent with real estate available for 2019 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 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.