

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

DAY COUNTY FARM LAND AND BUILDING SITE FOR SALE Wheatland and Highland Townships, Day County, South Dakota

232.53 acres +/- of Day County real estate for sale.

Property located at 152nd St. and 440th Ave. in Wheatland Township, Day County, South Dakota
and 150th St. and 435th Ave. in Highland Township, Day County, South Dakota

- Tract 1:** **W1/2NW1/4 of Section 26, Township 120 North, Range 55, West of the 5th P.M., Day County, South Dakota (79.53 acres +/-)**
- Tract 2:** **NW1/4 and N1/2N1/2NE1/4SW1/4 (except JD Addition) of Section 13, Township 120 North, Range 56, West of the 5th P.M., Day County, South Dakota (153.0 acres +/-)**
- Tract 3:** **Building Site - JD Addition located in the NW1/4 of Section 13, Township 120 North, Range 56 West of the 5th P.M., Day County, South Dakota (17.0 acres +/-)**

SALE FORMAT: Written offers/bids will be accepted by Coteau Land Company, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota 57262 until **February 5, 2025**, at 4:00 o'clock p.m. The top bidders will be invited to attend a private bidder meeting to raise their bids. The private bidders meeting will be held at Delaney, Nielsen & Sannes, P.C. law offices, 21 West 6th Ave., Webster, South Dakota, on or about February 12, 2025. 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.

WRITTEN BIDS: 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 2025 taxes due in 2026, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property available for the 2026 crop year with Seller to receive all income from the property for 2025. 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 * Gordon P. Nielsen (605) 742-0416; Gary Hanson (605) 268-0448 or Thomas L. Sannes (605) 345-3321 * Go to www.coteauland.com for more details.

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.