

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

Wheatland Township, Day County, South Dakota

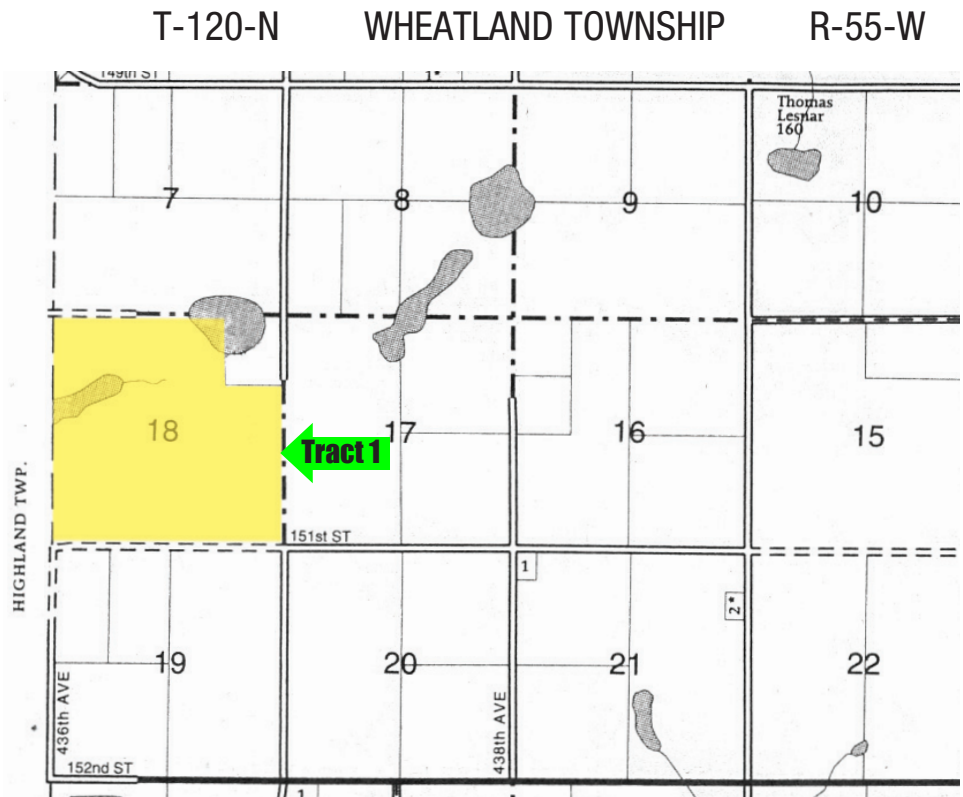
585 acres +/- of Day County real estate for sale. Land to be sold in one (1) tract.

Good quality farm land with vested drainage rights! Property is located 10 miles S on Hwy 25, 2 E on 152nd St (Lily Rd), 2 N on 436th Ave, from Webster, South Dakota.

TRACT 1 (585 acres +/-):

Located in Section 18, Township 120 North, Range 55 West of the 5th P.M., Day County, South Dakota. (except approximately 46 acres in the NE1/4 corner of said Section 18.)

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 31, 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, Webster, South Dakota, on November 6, 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 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 certified funds equal to 10% of the preliminary bid amount. Down payment funds 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 for more details.