

# 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](http://www.coteauland.com) for more details

## FARM LAND FOR SALE

### Veblen Township, Marshall County, South Dakota

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

Good quality farm land! Property is located 2 miles North of Veblen, South Dakota.

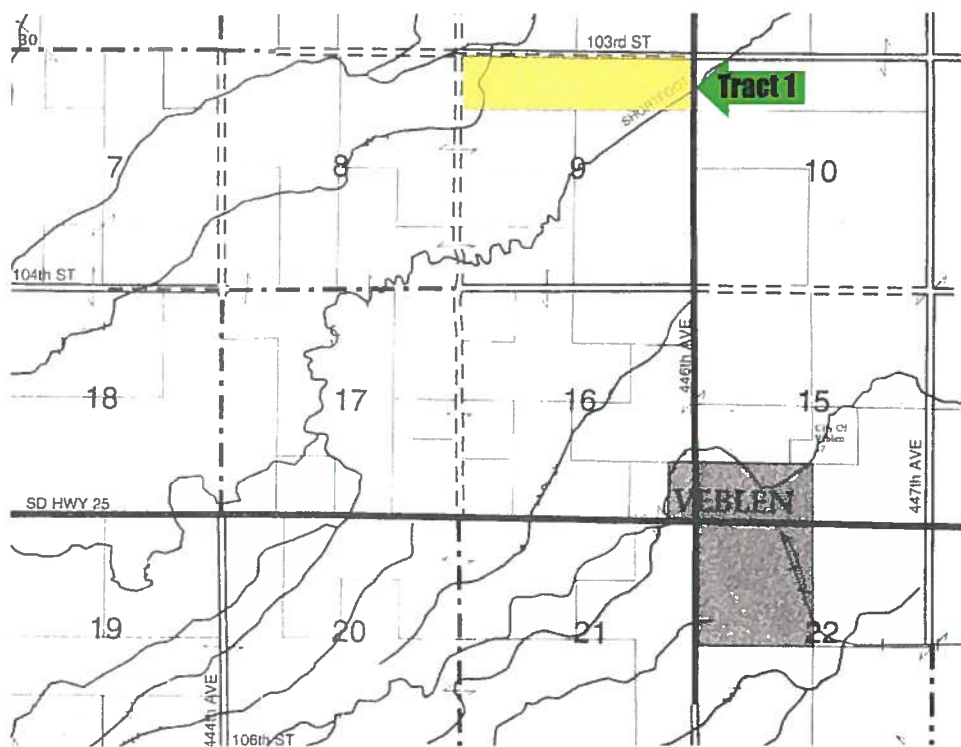
#### TRACT 1 (160 acres +/-):

N1/2 N1/2 Section 9, Township  
128 North, Range 53 West of  
the 5th P.M., Marshall County,  
South Dakota.

T-128-129-N

VEBLEN PLAT

R-53-W



**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 1, 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, Sisseton, South Dakota, on November 7, 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 a check for a down payment equal to 10% of the preliminary bid amount. Down payment check 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](http://www.coteauland.com) for more details.