

COTEAU LAND COMPANY, LLC

Call Gordon P. 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



MARSHALL COUNTY LAND FOR SALE LAKE TOWNSHIP

TRACT 1: Lots 3 and 4 (W1/2NW1/4), W1/2SW1/4, SE1/4SW1/4 and S1/2SE1/4, except highway, all in Section 2, and Lot 8 (SW1/4SW1/4), except highway, in Section 1, all in Township 126 North, Range 54 West of the 5th P.M., Marshall County, South Dakota. (Containing 267.96 +/- acres)

SALE FORMAT: Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota until March 7, 2024 at 4:00 o'clock p.m. *Sellers will consider offers as they are received.* Seller reserves the right to reject any or all bids and to waive any irregularities in these proceedings.

WRITTEN BID FORMAT: 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 Personal Representative's Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2023 taxes due in 2024, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property subject to lease for 2024 season. New Buyer to receive the 2024 rental income. 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 and Gary Hanson (605) 268-0448
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The information contained herein and in any advertisement has been given to us by the Marshall County Assessor, Marshall County Register of Deeds and Marshall 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.