

FARM LAND FOR SALE Rusk Township, Day County

The Delaney, Nielsen & Sannes Law Firm is offering 160 acres +/-
of Day County real estate for sale; 143.84 crop acres.

Land to be sold in four (4) parcels. Top quality farm land!

Property is located approximately 6 miles South and 3 miles West of Webster, South Dakota at the
intersection of 148th Street And 431st Avenue

PARCEL: 1 (80 acres +/-)	N1/2SW1/4 of Section 32, Township 121 North, Range 56 West of the 5 th P.M., Rusk Township, Day County, South Dakota
PARCEL: 2 (40 acres +/-)	SW1/4SW1/4 of Section 32, Township 121 North, Range 56 West of the 5 th P.M., Rusk Township, Day County, South Dakota
PARCEL: 3 (40 acres +/-)	SE1/4SW1/4 of Section 32, Township 121 North, Range 56 West of the 5 th P.M., Rusk Township, Day County, South Dakota
PARCEL: 4 (160 acres +/-)	SW1/4 of Section 32, Township 121 North, Range 56 West, of the 5 th P.M. Rusk Township, Day County, South Dakota (combination of Parcels 1, 2 and 3)

SALE FORMAT: Preliminary written bids will be accepted by the Delaney, Nielsen, & Sannes P.C. Law firm, PO Box 615; 21 W. 6th Ave., Webster, South Dakota 57274 until 4:00 o'clock p.m. on **March 21, 2016**. 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 **March 28, 2016**. 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 Seller's Attorney at the address printed above. Preliminary bid letters should include bidder's name, address, 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. Seller will pay the 2015 taxes due in 2016, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

INQUIRIES: Informational packages and bid forms available upon request from Seller's Attorneys. Call: Gordon Nielsen (605) 698-7084; Kent Delaney: (605) 345-3321; or Thomas Sannes (605) 345-3321 or go to www.coteauland.com for more details.

Land available for 2016 crop year. Potential Buyers may contact Delaney Law Firm, 605-345-3321 or 605-698-7084 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.