

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

## **ROBERTS COUNTY FARM LAND FOR SALE** **Lien Township, Roberts County, South Dakota**

160.0 acres +/- of Roberts County real estate for sale.  
Property located at the intersection of 107<sup>th</sup> Street and 464<sup>th</sup> Avenue in Lien Township, Roberts County, South Dakota

**NE1/4 of Section 33, Township 128 North of Range 50, West of the 5<sup>th</sup> P.M., Roberts County, South Dakota (160 +/- acres)**

**SALE FORMAT:** Written offers/bids will be accepted by Coteau Land Company, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota 57262 until **March 30, 2026**, at 4:00 o'clock p.m. The top five (5) 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, 520 2<sup>nd</sup> Avenue East, Sisseton, South Dakota, on or about April 2, 2026. 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." Successful Buyer needs to be a qualified farmer under Section 1062 of the IRS Code and shall agree to comply with section 1062 at the time of closing.

Property available for the 2026 crop year. 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 or Gary Hanson (605) 268-0448 \* Go to [www.coteauland.com](http://www.coteauland.com) for more details.

*The information contained herein and in any advertisement has been given to us by the Roberts County Assessor, Roberts County Register of Deeds and Roberts 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.*