

COTEAU LAND COMPANY, LLC



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PO Box 86

Sisseton, South Dakota 57262

Go to www.coteauland.com for more details

FARM LAND FOR SALE

Lowell Township, Marshall County

240 acres +/- of Marshall County real estate for sale; 224.5 +/- tillable.

Land to be sold in two (2) tracts. **Top quality farm land!**

Property approx. 6 miles South of Britton, SD.

Tract 1 : **W1/2NW1/4 of Section 30-126-58, Lowell Township, Marshall County, South Dakota**
80 acres +/-

Tract 2: **NE1/4 of Section 27-126-58, Lowell Township, Marshall County, South Dakota**
160 acres +/-

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 **March 31, 2014**. 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, 520 2nd Ave. E., Sisseton, South Dakota on April 4, 2014. 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 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.

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 2013 taxes due in 2014, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Land available for 2014 crop year. Potential Buyers may contact Coteau Land Company to enter the property.

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.