

COTEAU LAND COMPANY, LLC

Call Thomas L. Sannes (605) 345-3321

Call Gary Hanson (605) 268-0448

PO Box 86, Sisseton, South Dakota 57262

Go to www.coteauland.com for more details



DAY COUNTY LAND FOR SALE BUTLER TOWNSHIP

TRACT 1: SE1/4, except the North 850 feet of the East 845 feet of the NE1/4SE1/4 of Section 11, and E1/2NE1/4 of Section 14, Township 121 North, Range 57, West of the 5th P.M., Day County, South Dakota (Dakota (223.51 acres +/-)

TRACT 2: Lots 1, 2, 3 and 4, E1/2NW1/4 and E1/2SW1/4, all located in 18-121-57, West of the 5th P.M., EXCEPT all of Flood Plain Easement Parcel 1 which Flood Plain Easement 1 is located in the following described property: Lots 1, 2, 3 and 4, E1/2NW1/4 and E1/2SW1/4 of 18-121-577, West of the 5th P.M.; AND EXCEPT Lots 1, 2 and 3 of Bohn Lake Addition in Lots 1 and 2 and the E1/2NW1/4 of 18-121-57, West of the 5th P.M., Day County, South Dakota (179.76 acres +/-)

SALE FORMAT: Written offers/bids will be accepted by Delaney, Nielsen & Sannes, P.C., 21 W. 6th Avenue, PO Box 615, Webster, South Dakota 57274 until **July 20, 2023**, at 4:00 o'clock p.m. 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, 21 W. 6th Avenue, Webster, South Dakota, on or about July 25, 2023. 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 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 Warranty Deed. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2022 taxes due in 2023, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

2023 CRP income will be prorated to date of closing. 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 * Thomas L. Sannes, (605) 342-3321 and Gary Hanson (605) 268-0448 * Go to www.coteauland.com for more details.

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.