

# 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 PASTURE LAND FOR SALE BOSSKO TOWNSHIP

**SE1/4NE1/4, NE1/4SE1/4, NW1/4SE1/4 and the SE1/4NW1/4 all in Section 11, Township 127  
North, Range 52 West of the 5<sup>th</sup> P.M., Roberts County, South Dakota**

160 +/- pasture acres for sale. Property is located approximately 4 miles South and 1 West of Claire City, South Dakota (109<sup>th</sup> St. and 454<sup>th</sup> Ave.) Good fence and water source. Nice pasture with top soils!

**SALE FORMAT:** Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota 57262 until **September 21, 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, 520 2<sup>nd</sup> Ave. E., Sisseton, South Dakota on or about September 28, 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. Seller 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 is available for the 2024 pasture season. 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 \* 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.*