

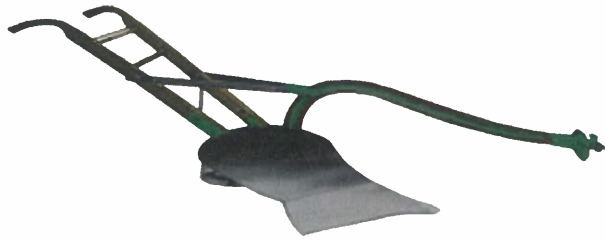
COTEAU LAND COMPANY, LLC

Call Gordon P. Nielsen (605) 742-0416

Call Gary Hanson (605) 268-0448

PO Box 86, Sisseton, South Dakota 57262

Go to www.coteauland.com for more details



ROBERTS COUNTY LAND FOR SALE NORWAY TOWNSHIP

TRACT 1: SW1/4 of Section 33, Township 128 North, Range 52 West of the 5th P.M, containing (160 acres +/-)

TRACT 2: SE1/4 of Section 33, Township 128 North, Range 52 West of the 5th P.M, containing (160 acres +/-)

TRACT 3: SW1/4 of Section 34, Township 128 North, Range 52 West of the 5th P.M, containing (160 acres +/-)

TRACT 4: SW1/4 of Section 33, SE1/4 of Section 33, and the SW1/4 of Section 34, all located in Township 128 North, Range 52 West of the 5th P.M, containing (480 acres +/-)

SALE FORMAT: Written offers/bids will be accepted by Coteau Land Company, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota 57262 until **October 5, 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 2nd Avenue East, Sisseton, South Dakota, on or about October 12, 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 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."

2023 property will be available for the 2024 crop season. The 2023 CRP income will be paid to Seller. 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 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.