

# COTEAU LAND COMPANY, LLC



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Go to [www.coteauland.com](http://www.coteauland.com) for more details

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## HAY LAND FOR SALE

### Goodwill Township, Roberts County

40 acres +/- of Roberts County real estate for sale; Land to be sold in one (1) tract.  
Property approx. 3 mi. S. of Sisseton South Dakota.

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Legal : SE1/4NW1/4 of Section 11, Township 125 North, Range 51 West of the 5<sup>th</sup>  
(40 acres +/-) P.M., Roberts County, South Dakota.

**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on **September 26, 2013**. 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 October 3, 2013. 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. The preliminary bid should be accompanied by a check for a down payment equal to 10% of the preliminary bid amount. Down payment checks should be payable to "Coteau Land Company Trust Account" and will be held by Seller's agent.

**TERMS:** 10% down with preliminary written bid, balance of purchase price due at closing. 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.

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 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.*