

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 for more details

FRANK RINAS AG LAND FOR SALE Goodwill Township, Roberts County, South Dakota

TRACT 1: 398.5 acres +/- described as Government Lots 1, 2, & 3, E1/2NE1/4, SW1/4NE1/4, N1/2SE1/4, NW1/4NE1/4 and the SE1/4NW1/4 of Section 30-125-51, Goodwill Township, Roberts County, South Dakota.

TRACT 2: 154.3 acres +/- described as Rinas Outlot One in the NE1/4 and Rinas Conservation Easement Tract One in the NE1/4, all in Section 24-125-51, Goodwill Township, Roberts County, South Dakota. (Subject to WRP Easement)

SALE FORMAT: Preliminary written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota. *Seller will consider offers until 4:00 p.m. on October 5, 2018.* Seller reserves the right to reject any or all bids and to waive any irregularities in the proceedings. **This is a one time bid process.**

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.

OPEN HOUSE: Interested parties will have an opportunity to view the property during an open house event to be held on September 29, 2018 from 1:00 - 3:00 p.m. or otherwise by appointment.

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 2018 taxes due in 2019, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property will be available for the 2019 crop year. 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 * 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.