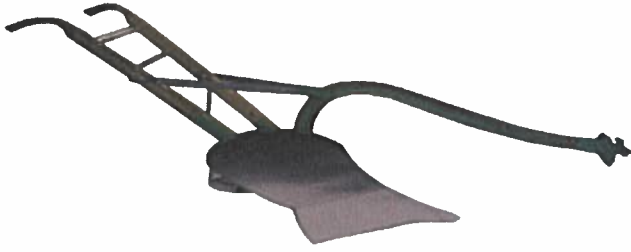


# COTEAU LAND COMPANY, LLC



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

## GOOD FARM LAND FOR SALE

### Victor Township, Marshall County

80 farm acres +/- of Marshall County real estate for sale.  
Property located approx. 7 miles East, 1 mile North and 1.5 miles East of  
Kidder, South Dakota

**TRACT 1:** N1/2SE1/4 of Section 15, Township 128 North, Range 56, West of the 5<sup>th</sup> P.M.,  
Marshall County, South Dakota (80 acres +/-)

**LIST PRICE:** \$150,000.00 written offers/bids will be accepted by Coteau Land Company, LLC,  
520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota until November 23, 2018 at 4:00 p.m.  
*Seller will consider offers as they are received.* 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.

**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](http://www.coteauland.com) for more  
details.

*The information contained herein and in any advertisement has been given to us by the Marshall  
County Assessor, Marshall County Register of Deeds and Marshall 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.*