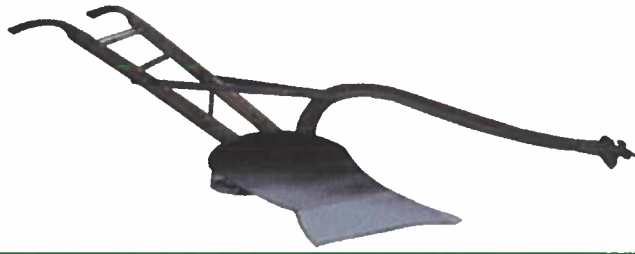


# COTEAU LAND COMPANY, LLC



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

## COMMERCIAL PROPERTY FOR SALE

### “China Town”

Eden, Marshall County, South Dakota  
Property located at the intersection of SD Hwy 125 and 122<sup>nd</sup> St.

**Piece of land in the SE1/4SW1/4 of Section 22, Township 125 North, Range 55, more particularly described as all of Block 32, Halbauer’s Addition to Eden, Marshall County, South Dakota, except Lots 1, 2, 15, 16 and 17, and except a strip of land along the West side of said Block deeded to the State of South Dakota for a highway; and**

**Lots 1, 2, 16 and 17, Block 32, Halbauer’s Addition to the Town of Eden, South Dakota, being a platted part of the SE1/4SW1/4 of Section 22, Township 125 North, Range 55 West of the 5<sup>th</sup> P.M., Marshall County, South Dakota**

**SALE FORMAT:** Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota until **October 25, 2019** at 4:00 o’clock 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 these 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.

**AGENT’S NOTE:** **This is a one time bid process. There will not be any oral bidding.** Interested parties are advised to make best offer as there is no bidders meeting planned to allow for bids to be raised. Agent will present top bids to Seller. (In addition, there is a liquor license associated with the property, please contact Seller’s agent for more information.)

**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 2019 taxes due in 2020, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold “as is.”

**INQUIRIES:** Informational packages and bid forms available upon request from Seller’s Agent. Call Coteau Land Company \* Gordon P. Nielsen (605) 742-0416 \* Gary Hanson (605) 268-0448 \* Go to [www.coteauland.com](http://www.coteauland.com) for more details. Potential Buyers may contact Coteau Land Company to enter the property.