

# 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

## HUNTING LAND FOR SALE ROBERTS COUNTY, SOUTH DAKOTA

**Heesch Outlot in the N1/2 of Section 6, Township 127 North, Range 48 West of the 5<sup>th</sup> P.M., Roberts County, South Dakota (containing 210.32 acres +/-)**

Property located in the heart of the prairie pothole region, this property is ideal for the outdoor enthusiast or someone who just loves waterfowl and deer hunting. This property offers a unique opportunity to own your private hunting heaven. Located just south of Rosholt, Roberts County, South Dakota

**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:** Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Ave. E., PO Box 86, Sisseton, South Dakota. *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.

**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. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Subject to WRP Easement – 30 year easement that commenced in 1997.

**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.

*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*