

# COTEAU LAND COMPANY, LLC



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PO Box 86, Sisseton, South Dakota 57262

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

## FARM LAND FOR SALE - great location - good soils - Veblen Township, Marshall County

147.86 acres +/- of Marshall County real estate for sale; 132.49 +/- crop acres of which 21.3 acres are in CRP.  
Property located approximately 1/2 miles east of Veblen, SD

### TRACT 1: (160 acres +/-):

SE1/4, except Lot 1 of Section 15, Township 128 North, Range 53 West of the 5th P.M., and that part or Parcel of land in SE1/4SW1/4 of Section 15 Township 128, Range 53, West of the 5th P.M. lying East of the Railroad right of way, except a partial of land being 400 ft. by 326 ft. and a strip of land 16.5 ft. by 1050 ft. in the said SE1/4SW1/4 of Section 15, Township 128 North, Range 53 West of the 5th P.M., Marshall County, South Dakota

**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on **November 14, 2014**. 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 2nd Ave. E., Sisseton, South Dakota on or about **November 21, 2014**. 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.

**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 2014 taxes due in 2015, and all prior taxes. Property to be sold subject to existing easements, reservation and restrictions of record. Property is being sold "as is."

Property available for the 2015 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 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.*

