

# COTEAU LAND COMPANY, LLC



Call Gordon Nielsen(605) 742-0416

Call Larry Lekness (605) 880-5933

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

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## Pasture Land for Sale

**One Road Township, Roberts County and Kosciusko Township,  
Day County, South Dakota**

743 +/- pasture acres for sale. Kosciusko Township Property is located 2 miles east of Pickeral Lake. One Road Township Property is located 3 miles south and 1 mile west of Clark's Corner.

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- Tract 1** (120 acres +/-) S1/2NE1/4 and NE1/4NE1/4, all in Section 25-124-53, Kosciusko Township, Day County, South Dakota
- Tract 2** (463 acres +/-) E1/2SW1/4; SW1/4SE1/4; Lot 5; SE1/4SE1/4, in Section 22, the NE1/4NE1/4; W1/2NE1/4; and theNW1/4, in Section 27, all in Township 124-52, One Road Township, Roberts County, South Dakota
- Tract 3** (160 acres +/-) NW1/4NW1/4; S1/2NW1/4, in Section 34 and NE1/4NE1/4, in Section 33, all in Township 125, Range 52, One Road Township, Roberts County, South Dakota

**SALE FORMAT:** Preliminary written bids will be accepted by Coteau Land Company, LLC, 520 2<sup>nd</sup> Avenue East, PO Box 86, Sisseton, South Dakota, until 4:00 o'clock p.m. on November 15, 2012. The top five (5) 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 2<sup>nd</sup> Avenue East, Sisseton, South Dakota on November 20, 2012. 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.

**TERMS:** 10% down with preliminary written bid, balance of purchase price due at closing. Cost of owner's policy of title insurance and closing fees split 50/50. Sellers will pay the 2012 taxes due in 2013, and all prior taxes.

**INQUIRIES:** Informational packages and bid forms available upon request from Seller's Agent. Call Coteau Land Company \* Gordon Nielsen (605) 742-0416, Larry Lekness (605) 880-5933 or Gary Hanson (605) 268-0448. Go to [www.coteauland.com](http://www.coteauland.com) for more details.