

COTEAU LAND COMPANY, LLC



Call Gordon Nielsen(605) 742-0416

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PO Box 86

Sisseton, South Dakota 57262

Go to www.coteauland.com for more details

Excellent Pasture Land for Sale

No Easements!

One Road and Agency Townships, Roberts County, South Dakota

400 +/- pasture acres for sale. Property is located approximately 15 miles south of Sisseton, South Dakota (129th Street and 454th Ave). Some of the best pasture to be found. Fence in good condition; good water source. Great carrying capacity and top soils.

This is the parcel you have been looking for!

S1/2SE1/4; SE1/4SW1/4; NE1/4SW1/4 of Section 13, Township 124 North, Range 52;

N1/2NW1/4; NW1/4NE1/4; S1/2NE1/4; of Section 24, Township 124 North, Range 52;

NE1/4NW1/4 of Section 19, Township 124 North, Range 51, West of the 5th P.M., all in Roberts County, South Dakota.

SALE FORMAT: Offers to purchase will be accepted by Coteau Land Company, LLC, 520 2nd Avenue East, PO Box 86, Sisseton, South Dakota.

PRELIMINARY WRITTEN BID FORMAT: Written offers may be submitted in the form of a letter or bid form mailed or delivered to Sellers' Agent at the address printed above. Preliminary offer letters should include bidder's name, address, and phone number, and the amount of the offer.

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 2015 taxes due in 2016, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is." Pasture is subject to a lease for the 2016 grazing season. 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.