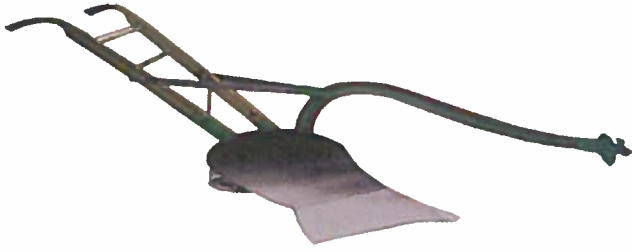


COTEAU LAND COMPANY, LLC



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 for more details

**DAY COUNTY
LAND FOR SALE**
RACINE/WAUBAY TOWNSHIP, DAY COUNTY, SOUTH DAKOTA
Property is located approximately 4 miles north & 4 miles west of Waubay, South Dakota.

Tract 1: Lot 1, Section 12, Township 122 North, Range 55 West of the 5th P.M., Day County, South Dakota; and Lot 1, Section 7, Township 122 North, Range 54 West of the 5th P.M., Day 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 **December 8, 2016**. Top bidders will be invited to attend a private bidders meeting to raise their bids. The private bidders meeting will be held on or about **December 15, 2016**. 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 personal representative's deed. Cost of owner's policy of title insurance and closing fees split 50/50. Seller will pay the 2016 taxes due in 2017, and all prior taxes. Property to be sold subject to existing easements, reservations and restrictions of record, if any. Property is being sold "as is." Property is available for the 2017 crop year.

INQUIRIES: Interested parties may contact Coteau Land Company for more information or to enter the property.

The information contained herein and in any advertisement has been given to us by the Day County Assessor, Day County Register of Deeds and Day 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