

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

Excellent Pasture Land for Sale **Wismer Township, Marshall County, South Dakota**

475.4 +/- pasture acres for sale. Property is located approximately 7 miles east of Britton, South Dakota or 9 miles west of Lake City, South Dakota. Some of the best pasture to be found. Pasture is crossed fenced; fence in very good condition; good water source. Great carrying capacity and top soils.

This is the parcel you have been looking for!

TRACT 1: S1/2NW1/4NW1/4SW1/4; SW1/4NW1/4SW1/4; W1/2SW1/4SW1/4;
S1/2N1/2SE1/4SW1/4SW1/4; S1/2SE1/4SW1/4SW1/4; S1/2N1/2S1/2SE1/4SW1/4;
S1/2S1/2SE1/4SW1/4, all in Section 30, Township 127 North, Range 56 West of the 5th
P.M., Marshall County, South Dakota; and

NW1/4, SW1/4, W1/2SE1/4 and Lot 4, all in Section 31, Township 127 North, Range 56
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 **January 8, 2015**. The 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 **January 13, 2015**. 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, reservations and restrictions of record. Property is being sold "as is." Pasture is available for the 2015 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 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
