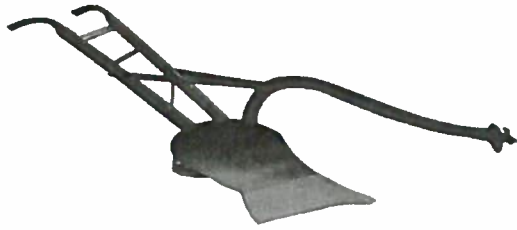


COTEAU LAND COMPANY, LLC



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

Wisner 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: (475.4 acres +/-):

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.

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 for more details.

