

# COTEAU LAND COMPANY, LLC



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Go to [www.coteauland.com](http://www.coteauland.com) for more details

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## DAY COUNTY REAL ESTATE FOR SALE

**200 acres +/- located in Section 13, Township 124 North, Range 53 West of the 5th P.M., Day County, South Dakota. (legally described as the SE1/4 and the SE1/4NE1/4 13-124-53)**

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**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 February 8, 2013. The top 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> Ave. E., Sisseton, South Dakota on February 15, 2013. 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. The preliminary bid should be accompanied by a check for a down payment equal to 10% of the preliminary bid amount. Down payment checks should be payable to "Coteau Land Company Trust Account" and will be held by Seller's agent.

**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.

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 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*