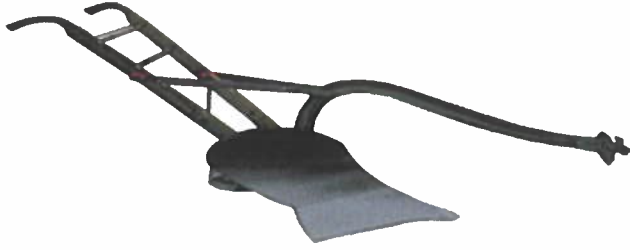


COTEAU LAND COMPANY, LLC



Call Gordon Nielsen (605) 742-0416
Call Gary Hanson (605) 268-0448
PO Box 86, Sisseton, South Dakota 57262
Go to www.coteauland.com for more details

AGRICULTURAL/HUNTING/INVESTMENT PROPERTY FOR SALE ROBERTS COUNTY, SOUTH DAKOTA

**W1/2NW1/4 and SE1/4NW1/4 of Section 8, Township127 North, Range 52, Bossko Township,
Roberts County, South Dakota, (containing 120 acres +/-)**

Property located in the heart of the prairie pothole region, this property is ideal for the outdoor enthusiast or someone who just loves hunting or an investor looking to add real estate to their portfolio. This property offers a unique opportunity to own your private hunting land. Property includes gravel pit potential, CRP acres and hay land for added income. Located southwest of Claire City, South Dakota in Bossko Township.

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

AGENT'S NOTE: Written offers/bids will be accepted by Coteau Land Company, LLC, 520 2nd Ave. E., PO Box 86, Sisseton, South Dakota. *Seller will consider offers as they are received.* Seller reserves the right to reject any or all bids and to waive any irregularities in the proceedings.

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. Property to be sold subject to existing easements, reservations and restrictions of record. Property is being sold "as is."

Property is being offered subject to an access easement for ingress and egress to NE1/4SW1/4 and NW1/4SE1/4 of 8-127-52

INQUIRIES: Informational packages and bid forms available upon request from Seller's Agent. Call Coteau Land Company * Gary Hanson (605) 268-0448 * Go to www.coteauland.com for more details. 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