

# COTEAU LAND COMPANY, LLC



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

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## FARM LAND FOR SALE

### Wheatland Township , Day County

585 acres +/- of Day County real estate for sale. Land to be sold in one (1) tract. Good quality farm land with vested drainage rights! Property is located 10 miles S on Hwy 25, 2 E on 152<sup>nd</sup> St (Lily Rd), 2 N on 436<sup>th</sup> Ave, from Webster, South Dakota

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Tract 1 : 585 acres +/- located in Section 18, Township120 North, Range 55 West of the 5<sup>th</sup> P.M., Day County, South Dakota, (except approximately 46 acres in the NE corner of said Section 18).

**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 October 31, 2012. 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, Webster, South Dakota on November 6, 2012. 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.

*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*