

COTEAU LAND COMPANY, LLC



Lake Township - Roberts County Real Estate for Sale

Clarence and Cathy Overby have listed 240 acre (+/-) of real property for sale with our firm. This property has excellent soils. FSA records indicate 188.1 acres of tillable acres but some additional pasture acres have recently been broken up which acres are not accurately reflected yet in the FSA records. It appears that there are additional acres of pasture that could also be farmed. This is very nice parcel of farm ground. The property is subject to a lease for the 2012 crop year. The cash rent of \$20,000.00 will be assigned to the successful bidder if this transaction is closed by June 15, 2012. This property has been listed at \$5,000.00 per acre based upon 240 acres.

The enclosed information packet details this property. If you would like more information regarding this property or if you would like to make an offer to purchase the same, please let us know.

Seller reserves the right to reject any and all offers.

Call Coteau Land Company * Larry Lekness (605) 698-7744 or (605) 880-5933
Go to www.coteauland.com for more details.