



Property Address:	103 Spruce St Oacoma, SD 57365
Auction Date:	June 22, 2023 - 6pm
Legal Description:	Lot 11 Blk 1 River Ranch Addition, Oacoma Town, Lyman County, SD.
RE Taxes:	\$4826.26 (2022)

Sprawling Home of Your Dreams!

It's hard to know where to begin with a home like this! The openness of the main floor lends itself to spacious, comfortable living with river views from nearly every room on the east side! Log beams, hickory kitchen cabinets, pine ceiling and stone fireplace bring a cabin feel to the lake! The basement is finished and offers loads of room for family or guests to enjoy their own getaway. A rare find is the three stall garage featuring a boat stall PLUS the extra shop and cold storage garage! Last but not least...you can't beat the view! Awesome location north and west of Cedar Shore boat ramp! So. Much. To. See!

Home Information	
Structure Type:	Single-family Ranch
Year Built	2000
Total Bedrooms	4
Total Baths	3.5
Interior	Drywall
Siding	Hardboard
Roof	Asphalt Shingles
Floors	Carpet, Vinyl
Wood Work	Various
Cooling	Central Air
Heating	Elec Furnace LP Fireplaces Elec Radiant
Irrigation System	Yes
Garage	26' x 26' + 12' x 34' boat
Attached Shop	17' x 25' Finished & Heated 17' x 25' Cold storage



Room	Room Dimensions
Main Floor	2852 sq ft
Living	18' 6 x 28'
Dining	18' x 13'
Kitchen	12' x 17'
Bedroom	15' x 16' WIC + Dbl Closet
Bath	Full - Shower only
Bedroom	10' 2 x 13' 6
Office	10' x 11' 6

Family/Sunroom	15' 7 x 35'
Bath 2	Full
Laundry	5' x 11' 6
Bath 3	Half
Lower Level	2636 sq ft
Living Room	16' 8 x 33' 6
Bedroom	13' x 16' 8
Bedroom	11' 4 x 16' 6

Mechanical Room	10' 8 x 13' 8
Storage Room	7' x 16'
Bath 4	Full
Raised Crawl Space Storage	16' x 38 + 9' x 18' L-shaped
Lot Size	1.32 acres
Avg Electric	\$362/month
Showings	By Appointment