



Online Real Estate AUCTION

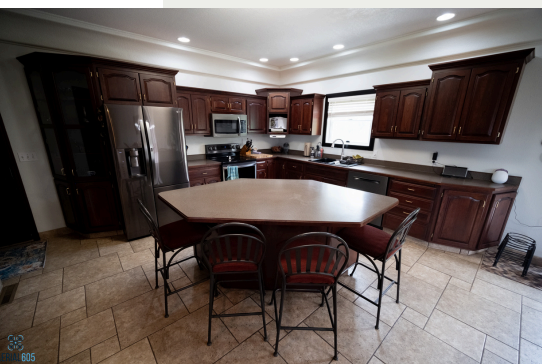


Property Address:
24963 346th Ave
Chamberlain, SD
57325

Online Bidding Ends
August 1, 2024
6:00 pm CT

Property features:

- 35 acres offered in Two Tracts
- Open Floor Plan
- 2 Bedrooms
- 2 Bathrooms
- Outdoorsman, Handyman & Dog Lover's Dream
- Close to Town
- Beautiful Backyard & Patio



Contact:



Chisum Peterson, CAI
SDRE # 11738



605-234-4214



PLAbid.com

Owner: Brian & Brenda Ward

Peterson
Land & Auction



PETERSON LAND AUCTION, LLC
CHISUM PETERSON | OWNER BROKER
CELL: 605.730.4214
WWW.PETERSONLANDAUCTION.COM



Property Address:	24963 346th Ave Chamberlain, SD 57325
Auction Date:	August 1, 2021 - 6pm
Legal Description:	Lot 2 & 2A of Double Deuce Farm 3rd Add a Sub of SE 1/4 36-104-71 Brule Co., SD
RE Taxes:	\$2807.23 (2023)

RARE find! Golden opportunity!

Home Information	
Structure Type:	Single-family Ranch
Year Built	1999
Total Bedrooms	2
Total Baths	2
Interior	Drywall
Siding	ColorLok
Roof	Asphalt Shingles - 2019
Floors	Tile, Laminate
Wood Work	Cherry + Oak
Cooling	Central Air
Heating	Propane Furnace
Irrigation System	No
Attached Garage	26' x 30' (Heated)
Detached Shop	20' x 32' (Heated)
Detached Kennel 1	20' x 32' (Heated)
Detached Garage	30' x 32' (Unfinished)
Detached Kennel 2	20' x 28' (Heated)
Room	Room Dimensions
Main Floor	1600 sq ft
Living Room	16' x 26'
Dining Room	10' x 14'
Kitchen	14' x 15'
Bedroom Suite	11' x 14' 6
Master Bath	Full
Bedroom 2	10' x 14' 6

Wow! This acreage is the "total package!" It brings together so many improvements, amenities and "room to roam." Situated on 35 acres, less than six miles from downtown Chamberlain, the property features a fantastic custom home, detached shop/kennel/storage building and a secondary kennel building! Mature trees, beautifully landscaped and ready for your animals, toys and dreams! Amazing property!



Bath 2	Full
Laundry	5' x 5'
Basement	1600 sq ft
Work/Storage Room	9' 6 x 17' 6
Lot size	10 ac + 25 ac
Avg Electric Avg Propane	\$399.46/mo 596 gal/season

The majority of the basement is unfinished, and is plumbed for a wet bar and future bathroom. Two egress windows are installed for future bedrooms. The basement can be accessed from the main floor and through the garage.

Showings

By Appointment