

L-2400213



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FOR MORE INFO!



ACREAGE FOR SALE

27629 375th Avenue | Platte, South Dakota

PRICE REDUCED

\$759,000

Highlights:

- Beautifully designed home with ample room to suit everyone's needs
- Secluded, yet great access
- Peaceful setting with much to offer



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For additional information, please contact:

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Property Information

Directions to Property:

From Platte, South Dakota, travel eight miles east and one-quarter of a mile south. From Geddes, travel nine miles north, one mile east, and one quarter of a mile south.

Property Description:

You will enjoy the mature trees and shelter belts on this property. Large patios run the length of the front and rear of this house. Sit under the large awning and enjoy your morning coffee. The patio off the great room is ready for your fire pit and hot tub. Bring the past into the future with the old style granary and barn that sit just steps from the house.

Community Features: PWith the Missouri River just minutes away, fishing and water sports are at your fingertips. The area is well known for pheasant and deer hunting, as well. The Platte and Geddes communities are welcoming and offer a variety of services. The area has a vibrant business community, an excellent school system, and top notch medical facilities.

Residential Description:

You will fall in love with all the amenities this home offers. The large kitchen, dining, and living rooms are great for entertaining. The large bedrooms are ideal for family or overnight guests. The 40' x 40' climate controlled attached garage keeps all the vehicles and toys protected. This amazing acreage has limitless possibilities as your personal home or vacation rental.

Price Reduced:

- \$759,000

Estimated Room Sizes

Main Floor

Kitchen	11' x 20'
Dining Room	10' x 20'
Master Bedroom	12' x 17'
Master Bathroom	6' x 13'
Bedroom	12' x 17'
Bedroom	14' x 16'
Living Room	20' x 21'
Laundry Room	9' x 9'
Full Bathroom	6' x 9'
Full Bathroom	5' x 5'
Utility Room	10' x 11'
Closet	7' x 10'

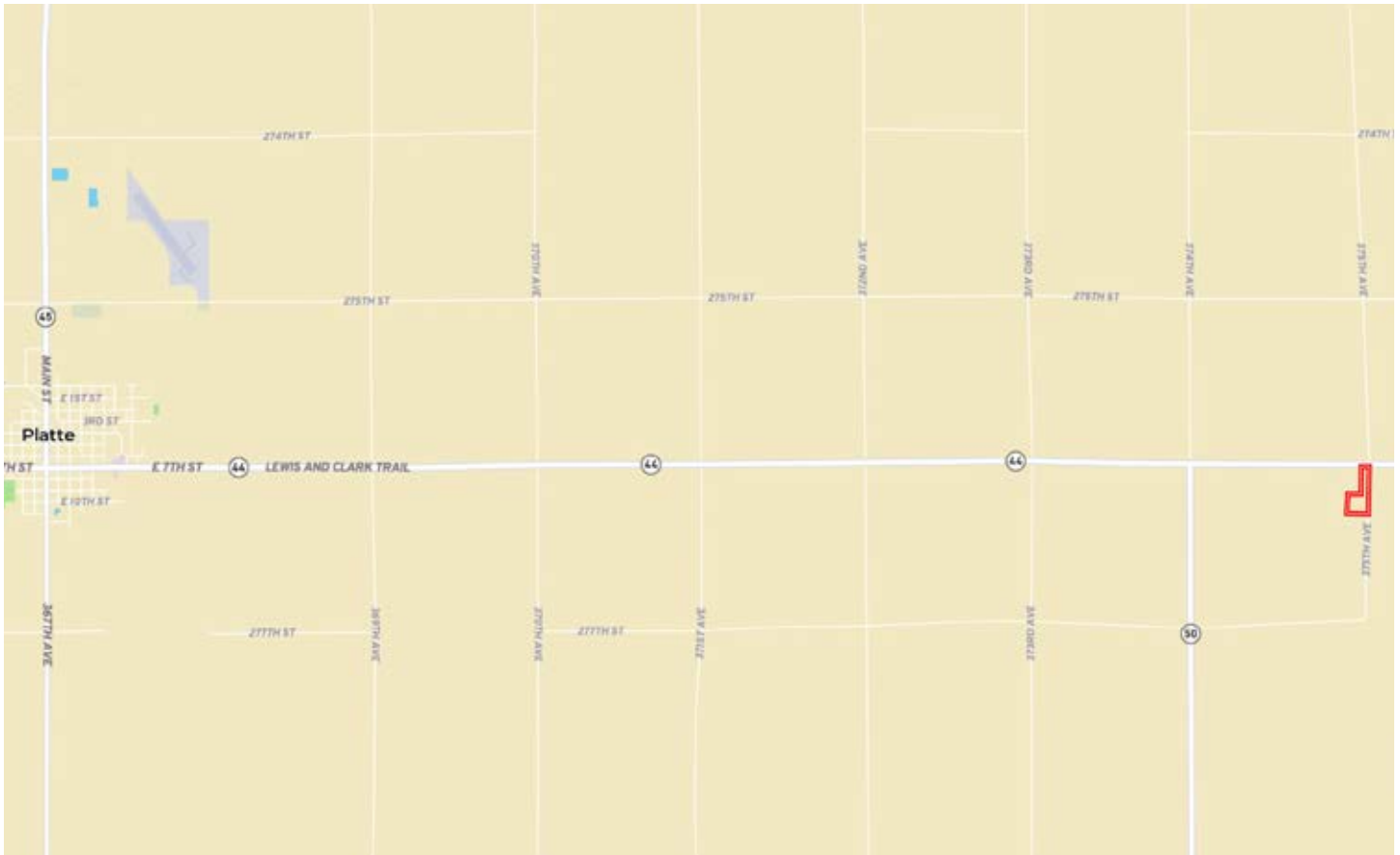
Upstairs

Bedroom	13' x 15'
Bedroom	13' x 15'
Bedroom	14' x 14'
Bedroom	13' x 16'
Living Room	20' x 22'
Full Bathroom	8' x 13'
Full Bathroom	5' x 8'
Full Bathroom	5' x 10'
Closet	3' x 12'
Closet	2' x 11'
Closet	2' x 11'



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.

Property Location Map



Aerial Map



Soils Map



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
HgA	Highmore-Walke silt loams, 0 to 2 percent slopes	13.99	94.85	86	64	2c
Hv	Hoven silt loam, 0 to 1 percent slopes	0.52	3.53	15	7	6s
EaB	Eakin-Ethan complex, 2 to 6 percent slopes	0.23	1.56	76	64	2e
TOTALS		14.74(*)	100%	83.28	61.95	2.14

Property Photos



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