



L-2600100



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# HOME FOR SALE

306 Minnesota Avenue | Geddes, South Dakota

OFFERED AT  
**\$249,000**

## Highlights:

- Dwelling has been recently updated with large garage
- Many possible uses for this property, personal home, lodge, or vacation rental
- Large yard and outdoor living areas



For additional information, please contact:  
Brent Veurink, Broker | (605) 830-2414  
BVeurink@FarmersNational.com



# Property Information

## Address:

306 Minnesota Avenue, Geddes, South Dakota

## Property Description:

This beautifully updated home is truly move-in ready and conveniently located near downtown Geddes, South Dakota. Thoughtful upgrades throughout the property make it both comfortable and functional.

- Spacious parking: A large concrete driveway provides ample outdoor parking.
- Curb appeal: Attractive landscaping surrounds the home, adding warmth and character.
- Generous garage space: The impressive 24' x 36' attached garage offers plenty of room for vehicles, boats, and recreational toys.
- Outdoor living: Relax and entertain on the expansive deck, perfect for enjoying summer evenings.

This property combines convenience, style, and practicality—ideal for anyone looking to settle into a welcoming home with great amenities.

## Community Description:

Geddes is home to a warm and welcoming community, offering both small-town charm and plenty of outdoor adventure. The area is well known for its outstanding deer and pheasant hunting, as well as fishing on the nearby

Missouri River. Each year, the town celebrates its heritage with Fur Trader Days and the SBRA Rodeo, events that bring residents and visitors together in lively tradition.

Beyond the recreation and festivities, Geddes also offers excellent dining options, making it a place where you can enjoy both the outdoors and the comforts of community life.

**2025 Taxes:** \$1,708.74    **Price:** \$249,000

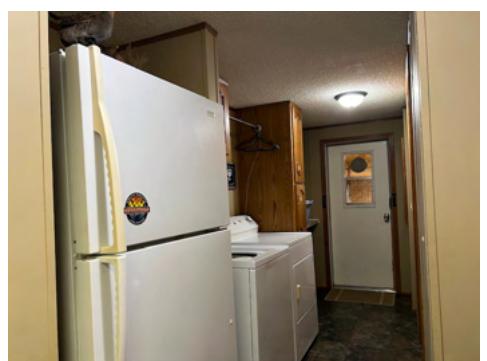
## Estimated Room Sizes

### Main Floor

Kitchen	10' x 13'
Living Room	13' x 17'
Dining Room	11' x 13'
Master Bedroom	13' x 13'
Master Bathroom	8' x 9'
Closet	4' x 6'
Bedroom	13' x 14'
Bedroom	10' x 11'
Bedroom	9' x 11'
Full Bathroom	5' x 8'
Utility Room	5' x 13'
Deck	12' x 38'



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.



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