

ADVANTAGE
Land Co.

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**United
Country**
Real Estate

11.41+/- ACRES IN BROOKINGS CO.

For Sale: \$369,900

IMMACULATE REMODELED HOUSE!



South Dakota
AUCTIONEERS
Association

NAA
Auctioneer



**United
Country**
ADVANTAGE *Land Co.*

Marc & Sandra Crevier - Owners

605.692.2525 - AdvantageLandCo.com

11.41+/- ACRES OF BROOKINGS CO. ACREAGE WITH MINI ORCHARD



FOR SALE: \$369,900

Address/Location: 48481 SD Hwy 13 Elkton, S.D.

From Elkton: 1.25 miles west of Elkton on Hwy 13, property is on the south side of the road.

Snap Shot: Completely Remodeled Home with a Sauna, Very Well Maintained, Mini Orchard, Flower & Vegetable Gardens, Easily Located on a Blacktop Road, 1 mile West of Elkton and 17 Miles East of Brookings,.

Legal Description: W 107.5' of E 1057.5' of N 455', except the Hwy ROW, thereof of the NE1/4 Sec 19-109-47 and W 744' of E 1,323' of N 697', except the W 107.5' of the E 1,057.5' of N 455'; thereof, and except the Hwy ROW, thereof of the NE1/4 Sec 19-109-47 W of the 5th PM Elkton Twp Brookings Co, S.D.

Taxes: \$2,681

Owner: Marc & Sandra Crevier

Aerial Map



United Country
ADVANTAGE Land CO.

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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19-109N-47W
Brookings County
South Dakota

map center: 44° 14' 17.32, 96° 30' 36.27

scale: 2682



2/27/2015

PROPERTY DETAILS

Dimensions:

Master Bedroom: 12'x13'

Bed #1/den (main floor): 9'x10'

Bed #2 (main floor): 11'x13'

Kitchen/Dining: 13'x22'

Living Room with Fireplace: 13'x20'

Garage: 24'x24'

Bed #3 (basement): 9'x14'

Bed #4 (basement): 12'x13'

Basement Living Area: 10'x24'

Utilities:

Electric \$250/mo

Propane \$95/mo

Garbage \$30/mo

Rural Water \$50/mo (depending on use of sprinklers)

(There are two wells located on the property that are not in use)



11.41+/- ACRE HOME SITE BROOKINGS COUNTY, S.D.

BROKERS NOTE: Attention Country Home Seekers!

Located on a blacktop road, this immaculate acreage features a completely remodeled home, finished shop, mini orchard, flower gardens, raised vegetable gardens, underground sprinkler system, and much more! This well kept acreage consists of a contemporary remodeled 2,580 sf finished home with 5 bedrooms and 2.5 bathrooms. Remodeled within the last six years, the main floor offers an efficient kitchen and dining area with custom cabinets, patio door to the front patio, and a gas fire place connecting the living and dining area. With all new windows throughout, there is an abundance of natural light with 3 bay windows on the main floor. There are 3 bedrooms and 1 and 3/4 bathrooms (both with heated floors) on the main floor including the master suite. The master bedroom is inclusive of wardrobe closets, custom built-in storage cabinets, cedar closet, master bathroom with a heated floor and a walk-in tile shower, along with patio doors as an entry to the back deck and gardens. Dura Ceramic tile floors and hardwood are throughout the house except for carpet in the master bedroom. The lower level is finished with a cedar sauna, two bedrooms, laundry room, family room, and an abundance of custom storage cabinets and closets. The house has been updated with all new plumbing, furnace, central air, and a water heater. The attached 636sf garage is insulated and heated with a poly finished floor. The exterior of the house has been updated with steel siding and a steel roof.

The 30'x70' shop is split into two separate shops, finished with steel on the interior and exterior, heat, air conditioning, insulation, and three electric garage doors. There is a finished 12'x35' studio with carpet above the front shop.

The balance of this acreage consists of a well maintained lawn, a mini orchard with approximately 35 different fruit trees, 80 raspberry plants, 40 grape vines, and several strawberry plants. The trees, plants and nine flower gardens and the raised vegetable garden are all watered by the 18 phase underground sprinkler system, inclusive of five drip hoses.

If you have been looking for an efficient, updated, well-maintained home in the country, with a short commute to Brookings, look no further and call to inspect this property personally!

Terms: This is a cash sale.

Personal Property Included: All appliances in kitchen; Benches in gardens.

Update Details:

Custom Cabinets: Troy's Cabinets in Dell Rapids

Furnace: Perry Electric (7 years)

Plumbing: Courtesy Plumbing (4 years)

Water Heater (2 years)

Sprinkler System: Gofer Irrigation in Harrisburg (4 years)



South Dakota & Minnesota Land Brokers

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510 Main Ave Ste 4
Brookings, SD 57006
Office: 605.692.2525
Fax: 605.692.2526
Info@advantagelandco.com
www.advantagelandco.com
www.advantagelandco.net
www.ucalco.com

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