

LINCOLN COUNTY, MN

ACREAGE FOR SALE

LISTING PRICE: \$239,000

2 MILES FROM ELKTON, SD



8.9+/- ACRES



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Land Co.

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snap shot

Price: \$239,000

Total Acres: 8.9+/-

Total Taxes: \$1,316

Property Address: 1026 110 th Ave, Elkton, SD 57026

Directions: From Elkton: From the four way stop, continue east on 217 th St (paved road) for 2 miles, turn right onto 110 th Ave and head south for 2.7 miles, property will be on the east side of the road.



broker notes

On the outskirts of Elkton, SD, located just over the border in Minnesota, and between the Knotty Pine Supper Club in Elkton, SD and the Feather's Nest in Ward, SD, this well-kept acreage site is ideal for horse owners, hobby farmers, or country dwellers. This property is equipped with a newly remodeled, 3-bedroom farmhouse, multiple outbuildings, a circle driveway, countryside views, and mature trees. This sharp, clean property has been taken care of with pride over the years, and it shows. The property is easily accessed by a gravel road that leads to a circle driveway, making it easy to enter and exit the property. The land is protected by a large tree grove on the north side of the property, as well as several mature trees spread throughout the property. Stocked with two pastures, four outbuildings, nice pens, automatic waterers, and a well, the potential for this property is endless. Like the rest of the property, the outbuildings are in excellent condition and include the following: a detached garage that measures 22'x24'; a steel sided barn that measures 32'x56'; a shop that measures 24'x50' and is partially insulated and heated, has concrete floors, and steel sided with a shingled roof; a large storage shed that has concrete floors and measures 48'x60'; and a steel grain bin. The country views and peaceful surroundings can be enjoyed with family and friends on the large deck. Recently remodeled in 2006, this 3-bedroom, 1-bathroom farmhouse features many desirable amenities. Many of the farmhouse characteristics remain as the staircase is original with wainscoting. Other features of the house include 2 walk-in closets, 6-inch walls, solid oak doors, a fireplace, and solid hickory cabinets. This house has the potential to become a 4-bedroom, 2-bathroom house. The existing bathroom is on the main floor, but the potential for a second bathroom upstairs is possible. There is a large office that could be turned into a fourth bedroom if desired. The siding and roof were updated in 2011, along with updated furnace, central air, and wiring. The laundry is located on the main floor. The sewage system has been certified in compliance with Lincoln County, Minnesota regulations. If you're looking for a quiet country home or a small ranchette, this property has the potential to be what you need. Take Advantage and put your bid in today!

Owners: Roger and Carley Osland

terms

This is a cash sale. All property is sold as is. All kitchen appliances, washer and dryer, water softener, router, and propane tank included with property. Water softener is leased through Apollo Water in Tyler, MN. Router is leased through ITC in Brookings, SD. Propane tank is owned.

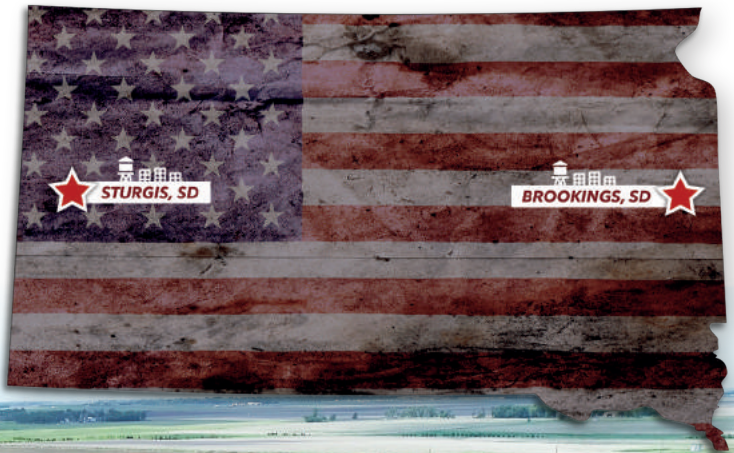
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