

# Peterson Land & Auction<sub>LLC.</sub>

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Broker/Owner/Auctioneer

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Address: 22515 358th Ave—Gann Valley

Listing Price: \$135,000

**Property Features:** Very nice acreage property consisting of a five bedroom, 1/3/4 bath home with tons of updates and improvements! The 10 +/- acre property features mature shelterbelt on the North side, beautiful older barn and well-built corrals for any livestock projects.

**Legal Description:** NE 1/4 NE 1/4 NE 1/4 of Section 31-T108M-R68W of the 5th PM, Buffalo County, SD

**Property Taxes:** \$ TBD

## House Information

**Structure type:** Ranch  
**Total Bedrooms:** 5  
**Roof:** Asphalt shingles  
**Floors:** Carpet, Vinyl, Laminate  
**Cooling:** Geo-thermal HP

**Year Built:** Circa 1955  
**Total Baths:** 1 3/4  
**Windows:** Vinyl  
**Interior:** Drywall  
**Avg. Electric:**

**Lot size:** 10 +/- acres  
**Siding:** Permanent  
**Wood work:** Oak  
**Heating:** Geo-thermal HP  
**Other:** Electric Hot Water Heater

## Property Features

Relax on the South facing covered deck and gaze into the wide open space provided by this location. This property is well-suited to many different buyers of varying interests and no one will be disappointed in the quality and care that has gone into this property. Directions to the property: From junction of SD Hwys 45 & 34...3 miles North, 2 miles West, 1/4 mile South. Call today!

## Dimensions

### Main Floor

**Main Floor Sq. Ft.:** 1064 Sq. Ft.  
**Living/Dining room:** 13' 3 x 27' Lam  
**Laundry/Mudroom:** 8' x 12' 11 Lam  
**Kitchen:** 11' 7 x 12' Laminate  
**Bedroom 1:** 11' 4 x 11' 7 Carpet  
**Bath:** 12' 6 x 16'

### Upper Floor

**Upper Floor Sq. Ft.:** 436 Sq. Ft.  
**Gathering Area:** 10' x 11' 5 Carpet  
**Bedroom 2:** 10' 10 x 15' 5 Carpet  
**Bedroom 3:** 11' 7 x 14' 2 Vinyl

### Basement

**Total Sq. Ft.:** 1064 Sq. Ft.  
**Bedroom 4:** 9' 9 x 11'  
**Bedroom 5:** 7' 4 x 11'  
**Family room:** 12' 7 x 38'  
**Bath:** 3/4  
**Utility room:** 7'7 x 10' 8  
**Foundation:** Poured (New basement in 2002)

**Personal Property Included:**  
Dishwasher, stove, window coverings

