

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

Chisum Peterson  
Broker/Owner/Auctioneer

118 S Main St.  
PO Box 498  
Chamberlain, SD 57325  
605-234-4214 office 605-730-4214 mobile  
[www.petersonlandauction.com](http://www.petersonlandauction.com)

Address: 34937 245th St—Chamberlain

Listing Price: \$ 298,000

**Property Features:** Make this your dream acreage! There is so much to love with this ranch-style home from the open floor plan and huge master suite to the walkout basement that features four large bedrooms, to the decks, patios, shelterbelts and great location just off a paved road less than six miles from town. This property must be seen! Call today!

**Legal Description:** For Full Legal Description-Contact Peterson Land & Auction.

Property Taxes: \$ TBD



## House Information

Structure type: Ranch  
Total Bedrooms: 5  
Roof: Metal  
Floors: Carpet, Tile  
Cooling: Heat pump

Year Built: 2003  
Total Baths: 3  
Windows: Casement  
Interior: Drywall  
Water: A-B Rural water

Lot size: 7.5 +/- acres  
Siding: Cement board  
Wood work: Oak  
Heating: Electric HP  
Other: Electric Hot Water Heater (85 gal)

## Acreage Features

Very large front yard with a dynamic view to the east that is accented by floor to ceiling windows in the Great Room. Excellent mature tree belt on the West and a well started tree belt on the North. Small pasture perfect for horses located between paved road and North shelter belt.

## Dimensions

### Main Floor

Main Floor Sq. Ft.: 1864 Sq. Ft.  
Great room: 17' x 22' *C, CF, FP*  
Kitchen: 16' x 16' *Tile*  
Master Suite: 13' 9 x 16' 9 *C, CF*  
Master Bath: Full  
Office: 10' x 13' *Laminate*  
Bath 2: Half  
Laundry: 7' x 14' *Tile*  
Breezeway: 7' 8 x 25' (Between garage and house)

### Basement

Total Sq. Ft.: 1684 Sq. Ft.  
Foundation: Poured  
Family room: 14' 4 x 23'  
Bedroom 2: 13' x 12' *Laminate*  
Bedroom 3: 13' 5 x 14' 4  
Bedroom 4: 11' 9 x 14' 2 *Carpet*  
Bedroom 5: 9' 5 x 19' 5 *Laminate*  
Bath 3: Full  
Utility: 10' x 10' 9

### Attached Garage

Size: 24' x 26'



**Personal Property Included:**  
Refrigerator, dishwasher, window coverings

