

# For Sale

## Recreational/ Grassland Yankton County, South Dakota Colin C. & Monica J. Kathol - Owners

**LEGAL DESCRIPTION:** SW1/4SW1/4 except the E1/2NE1/4SW1/4 and except Tract 1, all in Section One (1), Township Ninety Three North (93N), Range Fifty Seven West (57W) of the Fifth Prime Meridian, Yankton County, South Dakota

**LOCATION:**

5 miles west of Yankton on Highway 50  
And 3/4 mile south on 433 Ave.

**Soil Types:**

Crofton- Boyd Association, Crofton-Nora Silt Loam, Ethan-Davis Loams

**ACRES:**

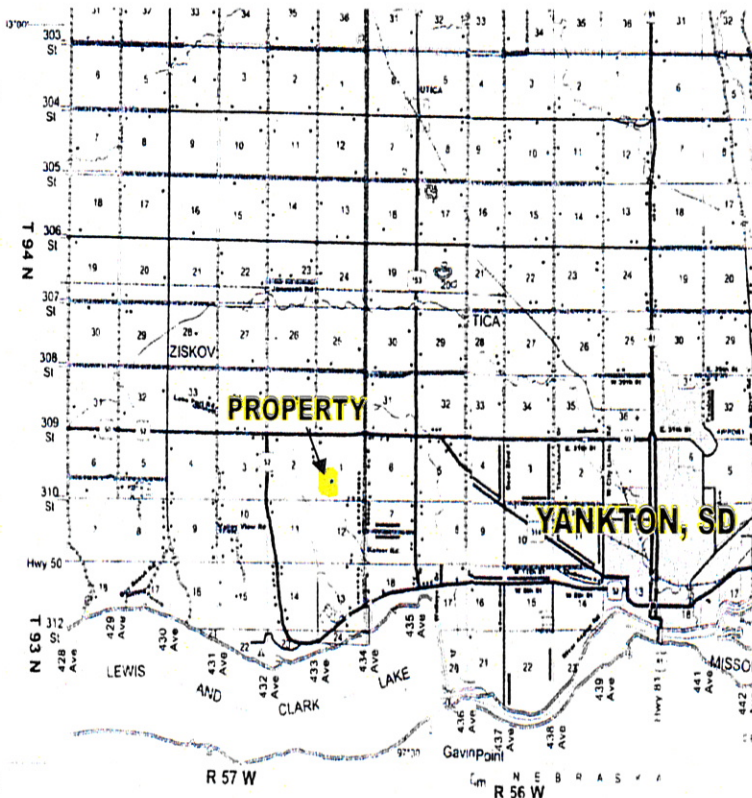
35 +/- Acres as per County records

**REAL ESTATE TAXES:**

2010 Real Estate taxes Paid \$165.40

**DESCRIPTION:**

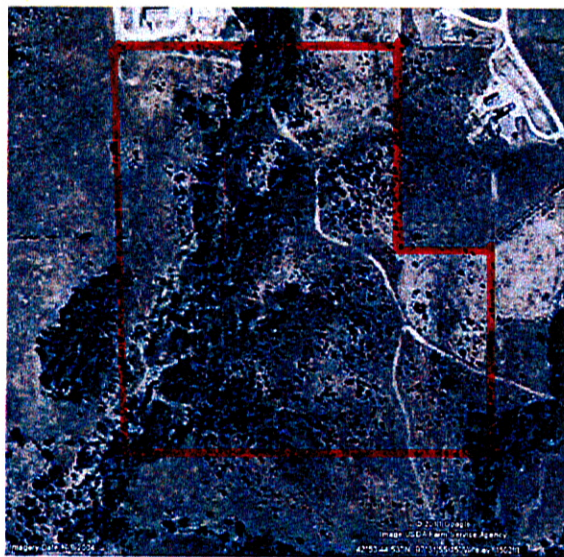
This 35 +/- acres of land is located approximately 5 miles West of Yankton, SD and 2 miles North of Lewis and Clark Lake. This is a highly secluded rolling grassland with lots of hardwood and cedar trees, valleys and potential building site. Wildlife and nature abounds throughout, a View of the Lewis and Clark Lake is present, and nature could be "Right out your doorstep"! An area of active residential development. A "Must See and Buy Property"! Potentially once in a lifetime opportunity to acquire. ACCESS OFF COUNTY ROAD # 433 IN NORTH WEST CORNER OF THE PROPERTY.



**MARKETING:**

Initial Private Treaty offering with a 10% deposit required at the time of signing of a Purchase Agreement. Title insurance (Owners policy) to be provided with cost split between the Buyer and Seller. Closing to take place within 30 days of acceptance. Transfer done through "Warranty Deed".

*Don Miller Land Co., Inc. and it's agents are working for and are acting as "Sellers' Agents". All Buyers or their representatives shall be considered Customers of the Don Miller Land Co., Inc. All information presented on this property is from sources deemed reliable, however it is not warranted. Interested parties should verify all information to their satisfaction. Seller is selling said property "as-Is" - "where -is"*



**OFFERED FOR SALE BY:**



Contact: Donald "Chris" Miller, Broker SD RE ID #4408  
Tom Grube, Salesperson SD RE ID #13312  
(402) 254-6897 ~ (800) 992-1912  
[www.donmillerland.com](http://www.donmillerland.com)