



Lincoln County Acreage (Shouse)

27808 483rd Ave, Canton, SD 57013

Property Features

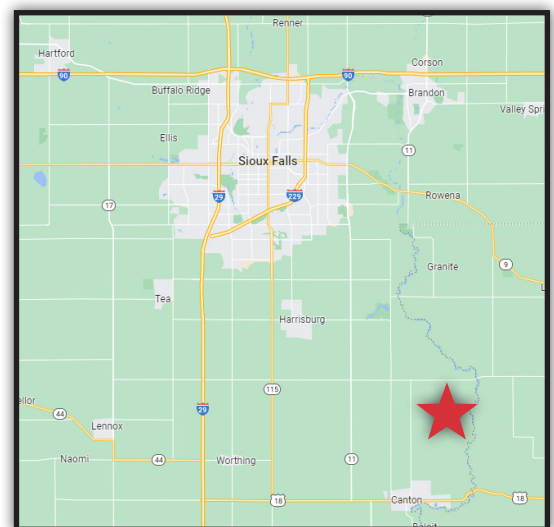
- Building size: 5,280 sq. ft.
 - Included living quarters size: 1,034 sq. ft.
 - 1 Bedroom/1 Bathroom
- Lot size: 7.83 acres (341,075 sq. ft.)
- Year built: 2020
- Zoning: A-1 Agricultural - Dayton Township
- Horse stalls with fans
 - 4 with automatic waters
 - Therapeutic stall mats
- Riding arena
- Horse wash bay with a floor drain
- Tack room with hay storage above
- Bathroom
- Outdoor amenities
 - 1,000 gallon propane tank (Rented at \$50 per year)
 - 2 infrared heat units
 - 220 amp hook up
 - Exterior trailer hook ups
- Large septic and electrical box that have access to hookup for a future house
- Leanto, windbreak, and continuous fencing with heated automatic outside waters
- Security camera installed
- Extra housing eligibility - potential rental income

Pricing

- Sale price: \$945,000
- 2021 Real Estate Taxes: \$3,622

Location

- Located northeast of Canton, SD
- Approximately 20 miles to Sioux Falls, SD
- Wide state gravel road and ditches, state oils road on acreage road frontage



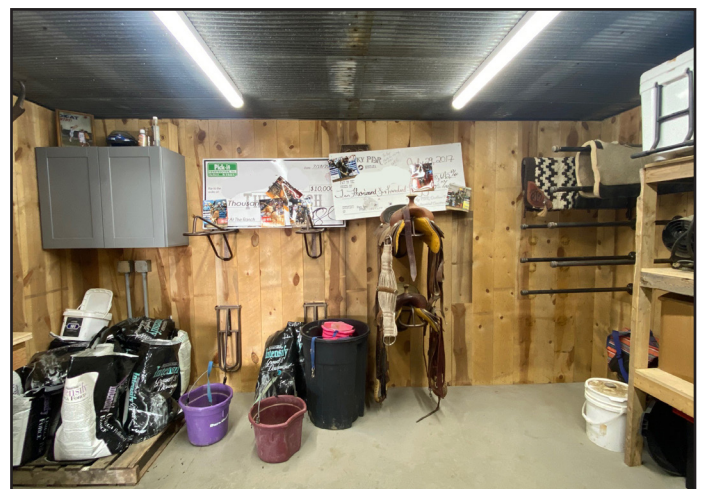
For more information:



Dale Zomer
Senior Vice President
605 351 1218
dzomer@naisiouxfalls.com

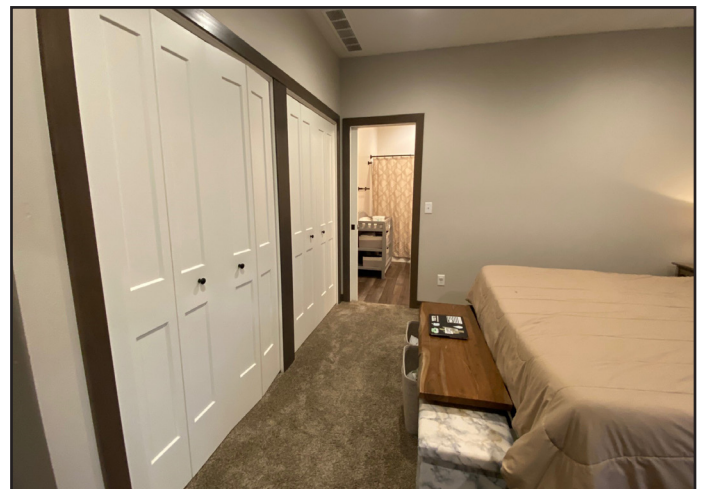
PHOTOS

For Sale
Industrial Building/Living Quarters



PHOTOS

For Sale
Industrial Building/Living Quarters



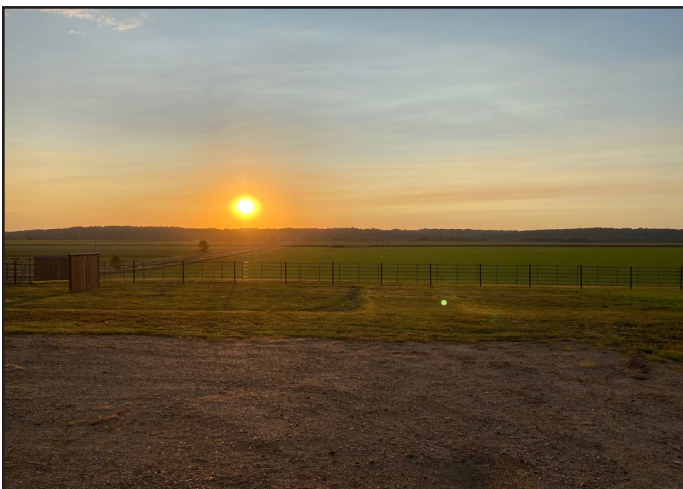
PHOTOS

For Sale
Industrial Building/Living Quarters



PHOTOS

For Sale
Industrial Building/Living Quarters

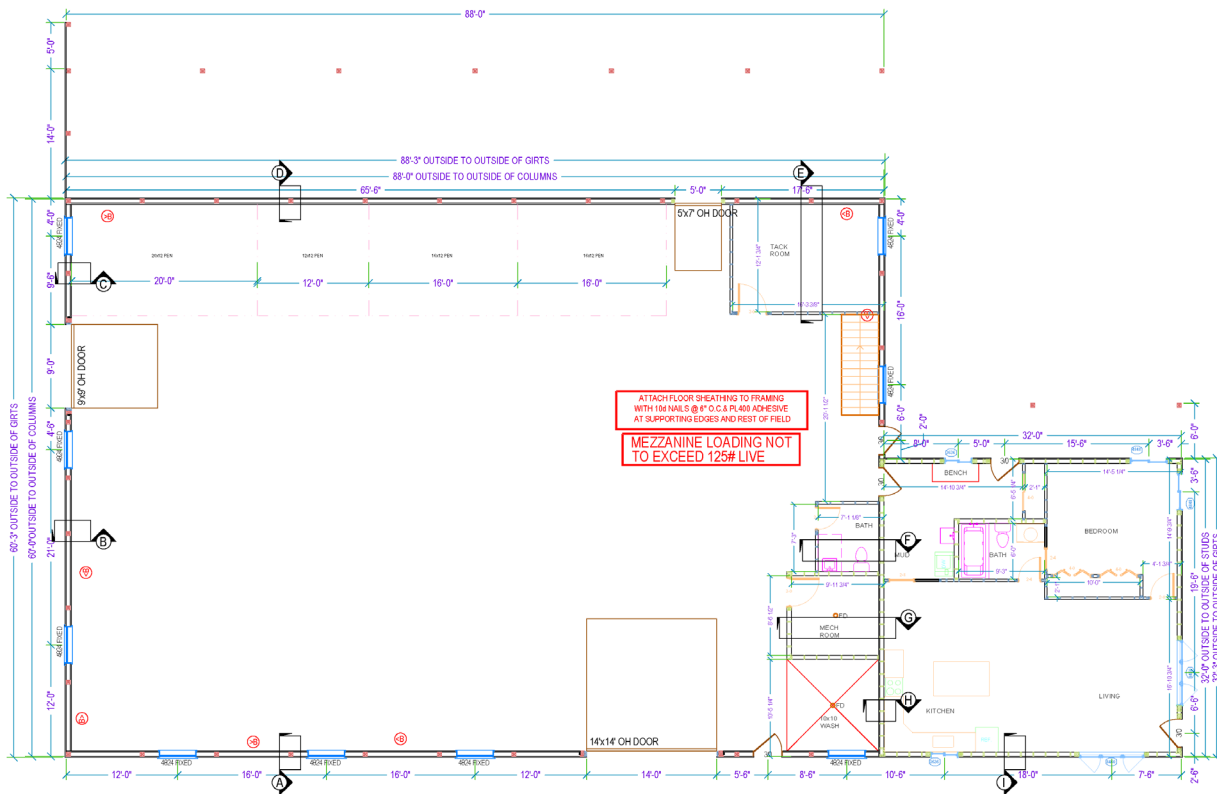


FLOOR PLAN

For Sale
Industrial Building/Living Quarters

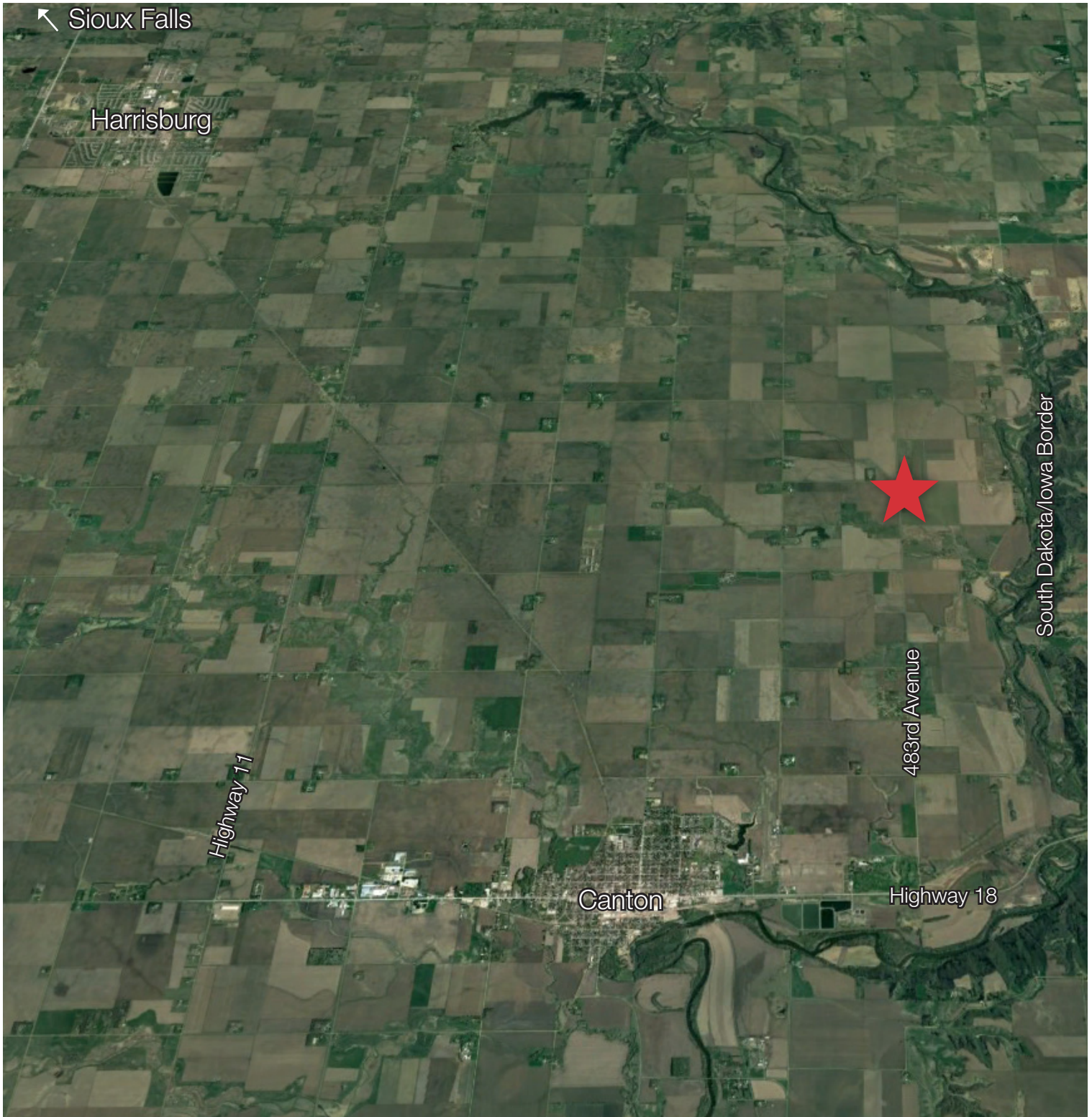


4101 NORTH 4TH AVE. SIOUX FALLS, SD DAK. 57116-4600 (605) 339-3647
60x88x16
483rd Avenue & 278th Street
Canton, SD



AERIAL

For Sale
Industrial Building/Living Quarters



NAI Sioux Falls

2500 W. 49th Street, Suite 100
Sioux Falls, SD 57105
605 357 7100
naisiouxfalls.com