

Lutter Realty – 605-472-2311 – www.lutterrealty-redfieldsd.com



Price \$ 1,500,000

Total Acres: 188.75

Crop Acres: 177.06

NE $\frac{1}{4}$ except Bau Addition Lot 2 & part of Lot 1; NW $\frac{1}{4}$ except Lot H-1 & part of Bau Addition Lot 1; all in Section 31, Township 116 North, Range 61 West of the 5th PM, Spink County, South Dakota

Address: 40035 177th Street, Frankfort, South Dakota

List Date: 7/11/23 **Acres:** 188.75 **Tillable Acres:** 177.06 **Building Site:** 11.3 Ac
CRP Acres: 24 Acres

House: 936 Sq Ft **Levels:** 1 **Bathrooms:** 1

Year Built: 1950 **RE Taxes:** \$3255.18 **Heating:** Propane Forced Air **Cooling:** Window

Roof: Steel **Siding:** Metal **Outbuildings:** 2009 Lester Machine Shed 1800 Sq Ft with 600 SQ Ft Insulated and Heated

Living Room: 14.1 X 14.7 laminate flooring, window air conditioner, front door access

Kitchen: 18.2 X 10.7 linoleum flooring, wood cabinets, side door access

SE Bedroom: 10.8 X 6.1 carpet, closet

Bath: 10.4 X 6.4 vinyl tile flooring, vanity, tub/shower

NE Bedroom: 10.8 X 11.4 carpet, closet

NW Bedroom: 9.6 X 14 carpet, closet

The basement is unfinished. There is laundry in the basement and a sink, shower, and stool. Electric water heater

Physical Description: 188.75 acres of farmland with 177.06 acres of tillable acres and a nice building site located just east of SD Highway 37. There is a good 1600 Sq Ft Lester Machine Shed with 600 Sq Ft heated and insulated, 25.6 acres of CRP comes out in 2024.

ALL AREAS, DIMENSIONS AND REAL ESTATE TAX ARE APPROXIMATE

This information comes from the offices of the Faulk County Assessor and Treasurer

This information is deemed to be reliable, but not guaranteed.