

HOME FOR SALE

\$440,000

29261 Orchard Road GLENHAM, SD



A rustic retreat on the Missouri River!
Featuring 8.98 acres at the end of the road, this property is your own private paradise just a short drive from Mobridge, SD.

HOME INFORMATION:

- **Type:** Post & Beam, single story w loft, built into hillside
- **Size:** 2640 Sq Ft
- **Bedrooms:** 2
- **Heat:** Propane
- **Water:** WEB & Well Water
- **Electrical:** CamWal Electric
- **Garage:** 40x20 wired, ins/heat 2 car + • 28x32 wired, ins/heat shed + • 40x62 wired shed +
- **Exterior Features:** ABC seamless steel siding & steel roof, 220V & 110V available for hot tub, an insulated and wired 'she shed'
- **Appliances:** FRG, DW, MW, CNV OVN, W/D, FRG & FZR in shed, antique stove, armoire
- **Improvements:** 2020 New steel roof • 2007 New ABC seamless steel siding and new windows
- **Year Built:** 1995
- **Bathrooms:** 2
- **Cooling:** Central Air
- **Sewer:** Private

PROPERTY INFORMATION

- **Address:** 29261 Orchard Road, Glenham, SD
- **Legal:** Tract 3, Turner Addition in N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ Section 16-123-78, Walworth County, SD
- **Taxes (2019):** \$2491.84

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Wildlife opportunities abound with the tree protection around the perimeter of the property, not to mention the fishing opportunities only a few miles away at Thomas or Walth Bay to the south or Indian Creek to the northwest.

Upon entering the cabin feel Post and Beam home, you walk into a loft area that overlooks the main floor below and with room for storage and an office space/extra sleeping space. Down the large beam steps you'll find an open living and kitchen area with a bedroom and bathroom at either end of the house, with natural cedar wood trim throughout. The back side of the house features an enclosed, heated porch and endless Missouri River views.

Also included in this peaceful and scenic property are two large metal clad sheds for boat, equipment or vehicle storage, as well as a smaller storage shed and another drive through garage/shed with walk-in and overhead doors at each end.

*Properties like this don't come available often.
Don't miss this opportunity to own river frontage acreage!*



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